



Wascana Centre Authority

Comprehensive Review Project

The Vision for the Next 50 Years and Beyond

Building and Infrastructure Assessments

Report

September 2012



Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

REPORT

Executive Summary

Wascana Centre Authority (WCA) is undergoing a comprehensive review entitled “The Vision for the Next 50 Years and Beyond”. In March 2012, WCA contracted Associated Engineering to perform condition assessments of buildings and infrastructure within Wascana Centre.

Wascana Centre is one of the largest urban parks in North America; located in Regina, it surrounds the 120 hectare Wascana Lake and consists of a 930-hectare parkland.

The primary objective of the project was to provide engineering guidance for required repairs and associated costs. Through an assessment of each building and infrastructure element, a prioritized list of items were identified that need to be addressed in the short-term, medium-term and long-term, so WCA can plan for future capital expenditures.

Buildings and infrastructure reviewed included:

- 22 WCA owned or occupied or maintained facilities,
- 27 km of roads,
- 82 parking lots,
- 25 km of concrete pathways,
- 10 km of asphalt pathways,
- 4 pedestrian bridges,
- 4 irrigation pump houses,
- 8 lake overlooks,
- 3 dock systems,
- underground utilities including water, sewer, storm, natural gas, power, and communications, and
- traffic signage and lighting.

The infrastructure within the park is considered to be in fair condition but several groups of assets are approaching, or have exceeded, their anticipated service lives and/or are in need of repair. Looking ahead for the next 20 years and based on the condition of the components identified, approximately \$5,089,000 is estimated to be required for repairs or replacements in the short term (1-2 years). Approximately \$4,938,000 is estimated to be required for repairs or replacements in the medium term (3-5 years) and approximately \$11,370,000 is required for repairs or replacements in the long term (6-10 years). The estimated repairs or replacements required beyond ten years are dependent on maintenance activities and asset management practices.

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1 Introduction

Wascana Centre Authority (WCA) is undergoing a comprehensive review entitled “The Vision for the Next 50 Years and Beyond”. Part of the review project includes assessments of infrastructure that WCA is responsible for. In March 2012, WCA contracted Associated Engineering to perform condition assessments of buildings owned by WCA as well as bridges, roads, sidewalks, underground utilities, pump houses, aeration systems, lighting and signage within Wascana Centre.

The primary objective of the project was to provide engineering guidance for required repairs and associated costs. Through an assessment of each building and infrastructure element, a prioritized list of items were identified that need to be addressed in the both the short-term and long-term, so WCA can plan for future capital expenditures.

This report provides WCA with:

- A record of their building and infrastructure assets and the condition of those assets at a point in time.
- A tool to aid in planning capital upgrades and maintenance activities.
- The basis for a living document to facilitate the transfer of corporate knowledge to new staff.

1.1 BACKGROUND

Located in the heart of Regina, Saskatchewan, Wascana Centre is one of the largest urban parks in North America; it surrounds the 120 hectare Wascana Lake and consists of a 930-hectare parkland. Wascana Centre’s beautiful landscape and its numerous recreational opportunities make it an appealing park to people of all ages, evident by the increasing number and diversity of recreational, cultural and educational activities and community events held. Wascana Centre is celebrating its 50th anniversary in 2012.

Managed by Wascana Centre Authority, their mandate is “to be devoted to the development of the seat of Government, the enlargement of educational, research and development opportunities, the advancement of cultural arts, the improvement of recreational facilities and the conservation of the environment.”

The park is not only home to important buildings such as the Provincial Legislature, University of Regina and Royal Saskatchewan Museum, it also contains a number of service buildings, public facilities as well as 27 km of roads, 35 km of sidewalks and pathways, and associated underground infrastructure.

Buildings owned by WCA include:

- Commercial Buildings
 - 2900 Wascana Drive – Wascana Place
 - 3000 Wascana Drive – Wascana Marina

- Depots and Maintenance Shops
 - 3201 Broad Street – Central Depot
 - 3300 Broad Street – Quonset
 - 221E Assiniboine Ave – Maintenance Shop
 - 551E Assiniboine Ave – Area 4 Service Depot
 - 2860 Wascana Drive – Goosehill Service Depot
 - 1955 College Ave – Area 2 Service Depot
 - Area 1 Service Depot (no Civic Address, by Legislature) – may be owned by Province
 - Campus Service Depot A – owned by University of Regina
- Washrooms
 - 2801 Albert Street – Washroom #1 Legislature
 - 3200 Lakeshore Drive – Washroom #2
 - Washroom #3
 - Washroom #4
 - Willow Island Washroom #5 and Associated Staff Space
 - Washroom #6
 - 2881 Wascana Drive – Washroom #7 Candy Cane Park
 - Douglas Park Washroom – owned by City of Regina
- Miscellaneous
 - 19th Ave & Smith St – Bandshell
 - 217E Assiniboine Ave Greenhouse Complex including the Header House
 - 300E Assiniboine Ave – Overwintering Structure
 - Willow Island Covered Picnic Area

Infrastructure within WCA Governed Areas includes:

- Roadways and Parking Lots
- Concrete and Asphalt Sidewalks and Pathways
- Potable Water Distribution System
- Sanitary Sewer System
- Storm Sewer System
- Retaining Walls and Shoreline Protection
 - North Shore Retaining Wall
 - East Shore Retaining Wall by Willow Island
 - Pine Island Main Shoreline
 - Marina Retaining Walls
 - Trafalgar Pedestrian Bridge Shoreline
- Pedestrian Bridges
 - Broad Street Pedestrian Bridge
 - Albert Street Pedestrian Bridge
 - Pine Island Pedestrian Bridge
 - Trafalgar Pedestrian Bridge

- Irrigation Pump Houses
 - Willow Island Pump House
 - Legislative Pump House
 - Douglas Park Pump House
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- Aeration Systems and Fountains
 - North Aeration System and North Lake Fountain
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- Lake Overlooks
 - Douglas Park Overlook
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 - Albert Street Pedestrian Bridge Overlook
 - Willow Island Overlook
 - Trafalgar Overlook
 - Broad Street Pedestrian Bridge Overlook
 - Candy Cane Park Overlook
- Natural Gas Distribution System
- Power Distribution System
- Communications Distribution System
- Street Lighting
- Traffic Signs

Associated Engineering, along with sub-consultants FAME Asset Management Solutions and MacPherson Engineering Ltd., prepared a technical assessment for each infrastructure asset based on visual inspection, review of documents and reports, discussions with WCA Staff and engineering judgement. Data from the individual assessments was compiled in databases provided in Appendix B.

2 Building Assessment

In order to collect information for the report and to provide detailed assessments of the key components of each building, inspections were completed April 30 to May 3, 2012 by Associated Engineering together with FAME Asset Management Solutions. In addition, a detailed review of the mechanical heating and cooling system at 2900 Wascana Drive – Wascana Place was performed on May 30, 2012 by our sub-consultant MacPherson Engineering.

WCA owns occupies and/or maintains several buildings throughout the park, and has divided maintenance into eight areas, which are illustrated in Appendix C. The age, current condition, operating status and individual criticality of components within each building was reviewed. Team members met with WCA staff to solicit their operational knowledge of the facilities and to discuss and clarify data gathered by AE staff during the site assessment. The technical assessments provided in this chapter are intended to supplement the information presented in the database in Appendix B. Detailed photos of the buildings are included in Appendix D. A summary of cost estimates for repairs and replacements of building components in the short, medium and long term is included in Chapter 5 with detailed information included in Appendix A.

Our recommendations are based on our visual reviews of the buildings. The scope of this investigation did not permit the physical examination and confirmation of all of the components of the building. Nevertheless, we have made every effort within the scope of our field programme to visually confirm and verify the condition of primary components. In some instances, it has been necessary to apply some interpretations and engineering judgement. If new information comes to light, which might influence our conclusions, we would request to be informed so that we may reassess our recommendations.

2.1 COMMERCIAL BUILDINGS

2.1.1 2900 Wascana Drive – Wascana Place (Area 2)

Wascana Place was originally built in 1980 and is a four storey office building situated in Wascana Park. Renovations of various interior finishes have recently been completed. The size of the facility is 15,400 ft².



Envelope

The facility sits on a concrete foundation complete with concrete slab on grade. Stained cedar walls and a cedar shake roof covering provide the envelope for the facility. Cedar walls and cedar shakes installed on the roof have become damaged and worn and require replacement. One large skylight has been installed. Exterior doors in the facility are aluminum, steel or wood. Exterior steel doors have worn finishes as does the exterior wood door. Exterior windows in the facility are aluminum. Overhead doors in the facility are wood. Overhead wood doors in the facility are sagging and worn and require replacement.

Interior

The facility is composed of interior partition walls of concrete and concrete masonry blocks. You will find various types of flooring in the facility including concrete floors, vinyl composite tiles, sheet vinyl flooring, sheet carpet and carpet tile and ceramic tile flooring. Commercial grade sheet carpet installed on the 4th Floor, 2nd Floor and Office 116, 115.1 and the Information Desk in the facility is worn and damaged and should be replaced. Vinyl composite tile flooring installed in the building is damaged in various areas throughout the facility and should be replaced with sheet vinyl products. Mosaic tile flooring installed in the washrooms and Storage Room 216 the facility is dated and worn and should be replaced. The ceiling finishes include t-bar suspended ceilings with lay-in ceiling tiles, gypsum board ceiling finishes and wood panelled ceiling finishes. Interior doors in the facility are steel, wood or aluminum. Stair construction in the facility consists of concrete complete with rubber stair finishes.

Conveying Systems

One passenger elevator has been installed in the facility.

Plumbing

The Wascana Building contains one domestic water heater which supplies all the necessary hot water. Plumbing fixtures include floor mounted flush toilets and a floor mounted urinal. Replacement of the floor mounted urinal is recommended because it creates an unsanitary condition and maintenance issues. Washroom sinks include enamel sinks set in vanities. Stainless steel sinks complete with supply trim have been installed in various areas of the building. A wall mounted enamel coated cast iron sink has been installed for janitorial activities and should be replaced due to the possibility of lifting related injuries. A stainless steel, wall hung water fountain has been installed in the Lobby of the building.

Heating, Cooling and Ventilation

Wascana Place building controls consist of a pneumatic controls system installed in 1982. The existing controls system is past its design life, and should be replaced with a new DDC system. Pneumatic controls systems require additional maintenance, have less flexibility and are not as accurate as a modern DDC system. Additionally there are mixed zones in the building that are causing comfort issues. The new DDC control system should include full boiler and air handling controls, including cooling staging and boiler warm weather shutdown and remote access.

The boilers are original with primary only pumping. The boilers are past the intended design life, are inefficient and are poorly controlled. The boilers should be replaced with new near condensing boilers, piped in a primary secondary arrangement. VFD's should be added to the secondary system pumps.

The heating lines are original. The lines appear to be in good condition; however, the insulation should be patched or replaced where sections are falling off or missing.

Perimeter Radiation is original to the building. Bare fin radiation is installed in the millwork. The bare fin radiation should be replaced with new cabinet radiation. The original cabinet radiation should be replaced.

The air handling unit and fans were upgraded in 2010 with new VFD's. The fans and VFD's appear to be in good condition. The damper sections are pneumatic and are original to the building. The damper actuator and controls for economizing as well as the VFD's should be integrated into the new DDC controls.

The Outdoor Condensing units and evaporator coils are original. The condensing units and coils are past their intended design life use R-22 refrigerant which is in the process of being phased out. The condensing units and coils should be replaced with new condensing units that utilize a non-ozone depleting refrigerant.

The ductwork is original it appears to be in good condition. However it should be properly cleaned.

Zone air control is performed by Variable Constant Volume boxes with heating coils are original. The boxes are pressure dependent and are pneumatic. The VCV boxes should be replaced with new pressure independent variable air volume boxes with new heating coils and DDC controls.

Grilles located in the space are past their intended design life. The style of grille can cause comfort issues due to design and should be replaced with adjustable slot grilles or ceiling diffusers.

Condensate drain lines are draining into a floor drain located in the vent unit. The drain lines should be located outside of the vent unit and run to nearest floor drain. The drain inside of the vent unit should be capped.

Fire and Life Safety

One fire alarm heat detector was noted in the facility. Upgrade to an addressable fire alarm system complete with applicable initiating and notification devices. Illuminated exit signs and emergency lighting battery packs with remote light heads have been installed throughout the facility. Portable fire extinguishers can also be found throughout the building. Various extinguishers were noted to be outdated and some extinguishers were not properly mounted. These conditions should be corrected.

Electrical

The Main Switchgear provides a 120/208V, 900 amp, 3 phase, 4 wire electrical service to the facility. Circuit panels in the facility are at approximately 74% capacity. Circuit panels and the motor control centre in the facility have exceeded their forecasted life cycles but are still in serviceable condition. Retain an electrical consultant to analyze and ensure equipment is proper operating condition.

Motor control center installed on the Main Floor Janitor/Electrical Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain electrical personnel to analyze and ensure equipment is operating as intended.

Lighting in the facility is a combination T-8 and CFL fluorescent lighting. LED track lighting was noted in the Lobby of the building. Exterior lighting consists of HPS fixtures installed around the perimeter and at exit points.

2.1.2 3000 Wascana Drive – Wascana Marina (Area 2)

The Wascana Marina building was originally constructed in 1981 and modified to a year round facility in 1986 and is currently a two storey multi-tenant building. The upper level is The Willow on Wascana restaurant, and the lower level is occupied by the Wascana Rowing Club and the Wascana Racing Canoe Club. Major renovations were done in 2005 including the addition of storage and washrooms/change rooms on the lower level and the building was renamed to Canada Games Wascana Lake Centre. The size of the facility is 10,900 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are cast in place concrete below grade with wood cladding above grade. Exterior windows are sealed units set in wood frames in the original building, and aluminium framed windows in the 2005 addition. The original exterior passage wood windows are deteriorating with localized rot and should be replaced. The solid wood exterior doors have some damage that should be addressed and the 2005 addition steel doors are in good condition. The overhead doors on the lower level are solid wood barn door style. A small portion of the flat roof covered with SBS roofing is retaining some water ponds and the insulation should be re-sloped and roofing replaced.

Interior

Partitions in the building include wood stud with gypsum wall board in the original building, and steel stud with gypsum wall board and concrete block in the 2005 addition. Interior doors are steel. Floor finishes are ceramic tile in the restaurant and rubber flooring in the multipurpose room of the 2005 addition. Ceiling finishes include timber tongue and groove decking in the restaurant and painted gypsum board in the 2005 addition.

Plumbing

Plumbing fixtures inside the building are in good condition. One roof drain requires replacement on the west side of restaurant.

Heating, Cooling and Ventilation

Furnaces and air conditioners serving the various tenant spaces have been installed within the last 5 years and are in good condition. The ductwork original to the building is rusted and needs cleaning, and insulation is damaged. Programmable thermostats are installed and in operation.

Fire and Life Safety

The restaurant range hood fire suppression system appears to be in good condition. Two fire extinguishers were located, one in the restaurant kitchen, the other in a mechanical room below. Inspections were current.

Electrical

The building is energized by a 400 amp electrical service. Fluorescent lighting and incandescent lighting are utilized in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Emergency lighting equipment are in operation. One fire alarm heat detector was noted in the facility located in the mechanical room below the restaurant.

2.2 DEPOTS AND MAINTENANCE SHOPS

2.2.1 3201 Broad Street – Central Depot (Area 3)

The Wascana Central Depot (also referred to as “Lecture Hall” or “Development Office”) is located at 3201 Broad Street. The building was constructed in 1965 and was renovated in 1971. The structure encompasses 2650 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. An extreme amount of water was noted in the basement of the facility and corrosion was noted on structural teleposts. Retain a foundation consultant to analyze and make recommendations for remediation. Exterior walls are clad with wood siding which is damaged and requires attention. Exterior windows are sealed units set in wood frames. Exterior passage doors include both solid core wood and insulated steel units. Other doors include a 10' x 7' sliding wood door that is damaged and an 8' x 8' overhead door. The roof covering is a rolled bituminous membrane (SBS) that was installed in 2008.

Interior

Partitions in the building include chain-link fencing. Interior doors are wood and require refinishing. Wall finishes are taped gypsum wallboard as well as ceramic tile, wood wall panels, and vinyl. Floor finishes include resilient flooring, sheet carpet, and plywood flooring. Asbestos tile resilient flooring in the building requires attention as some areas are worn and damaged, creating potential health risks. Retain a hazardous materials consultant to analyze and make recommendations for remediation. Ceiling finishes include gypsum board, fixed ceiling tile, and painted plywood. The fixed ceiling tile is worn, stained, and requires attention.

Plumbing

Plumbing fixtures inside the building were installed in 1985 and are serviceable. A 32,000 BTU/HR gas fired water heater is in service that has exceeded its forecasted serviceable lifespan.

Heating Cooling and Ventilation

Two newer Lennox furnaces are in operation and provide heat that is supplemented by a unit heater in the staff lounge. This unit heater has exceeded its forecasted serviceable lifespan and should be replaced. Distribution equipment in the building includes exhaust fans and an air filtration unit installed in the garage. Programmable thermostats are in operation.

Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. The circuit panels were operating at an approximate load of 77% but are dated and should be analysed further by an electrical consultant to ensure proper operation. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Smoke alarms have been installed and emergency lighting equipment is in operation. These system components are dated and replacement is recommended.

2.2.2 3300 Broad Street – Quonset (Area 3)

The Broad Street Quonset Hut is located at 3300 Broad Street. The building was constructed in 1994. The structure encompasses 1800 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls and roof are constructed of painted galvanized ribbed steel. The paint finish is worn and exterior walls are damaged on north side. Exterior windows are single glazed units set in steel frames. These windows do not provide proper heat and energy management. Exterior passage doors include insulated steel units. Other doors include a 12' x 12' overhead door complete with motorized operation.

Interior

Partitions in the building are gypsum wallboard construction. Interior doors are wood. Wall finishes are taped gypsum wallboard which is damaged. Floor finishes include the concrete slab which contains minor cracks and 12" vinyl composite tile flooring in the washroom which is damaged. Ceiling finishes include gypsum board.

Plumbing

Plumbing fixtures include a tank flush toilet, an enamel sink and an enamel shop sink. All washroom fixtures require replacement. A 38,000 BTU/HR gas fired water heater is in service.

Heating Cooling and Ventilation

A Lennox furnace and a gas fired unit heater are in operation and provide heat that is supplemented by a baseboard electric heater in the washroom. Distribution equipment in the building includes exhaust fans and a ceiling fan. Programmable thermostats are in operation.

Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current. There is a emergency shower station installed on the exterior of the building on the East side. The shower unit is worn and corroded and should be replaced.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. The circuit panel is operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.3 221E Assiniboine Ave – Maintenance Shop (Area 6)

The Maintenance Shop located at 221E Assiniboine Avenue was constructed in 1969 and has a total floor area of 2650 ft².

Envelope

The copper roof covering is set upon a 2' x 10' joist frame that rests on masonry walls with a fluted face. The exterior windows are a mixture sealed and unsealed units. The unsealed units should be replaced to increase the efficiency of the building. The exterior passage doors are metal clad and the three overhead doors are wood. The overhead doors are damaged and require replacement.

Interior

Interior doors are wood. The wood pocket doors were difficult to operate and had a worn appearance. The stairs in the building are constructed from wood. Wall finishes include pre-fabricated gypsum wallboard as well as wood panelling. The noted floor finish in the building was sheet vinyl flooring. Ceilings were either gypsum wallboard or faux wood panelling.

Plumbing

The Maintenance Shop has a standard flush toilet that is in good condition, and kitchen and washroom sinks that are damaged, requiring replacement. One "John Wood" gas fired water heater is in use.



Heating Cooling and Ventilation

Two newer gas fired furnaces (135,000 BTU/HR each) serve as the sole heat sources for the building. Exhaust systems suitable for vehicle, shop, welding, and washroom functions are in place.

Fire and Life Safety

Fire extinguishers in the building have current inspection tags.

Electrical

The building is energized by 230 volt, 400 amp power delivered to the main switch. Circuit panels are at approximately 95% capacity. Interior lighting requirements are addressed by fluorescent (T8, T5, CFL) fixtures while wall mounted HID fixtures are in place on the exterior. The three wire fire alarm system installed is obsolete and requires replacement. A newer security system is in place including motion sensors and access keypad.

2.2.4 551E Assiniboine Ave – Area 4 Service Depot (Area 6)

The Area 4 Service Depot is located adjacent to the Maintenance Shop, Greenhouse Complex and Overwintering Structure on Assiniboine Avenue. It was constructed in 1986 and has a total floor area of 2200 ft².



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are clad with cadenza concrete masonry units. Exterior windows are single glazed units set in wood frames. These windows are worn and energy inefficient and require replacement. Exterior passage doors include insulated steel units. Other doors include three 10' x 11' overhead doors that are worn and are approaching the end of their serviceable life. The roof covering is a BUR roofing with sheet metal flashing. BUR roofing contains soft spots and has approximately 5 years remaining.

Interior

Interior doors are wood and require refinishing. Wall finishes are taped gypsum wallboard as well as plywood panels. Paint finish is required on all walls. Floor finishes include concrete and vinyl composite tile flooring. The vinyl composite tile flooring is worn and damaged and requires replacement. Ceiling finishes include gypsum board. Gypsum board ceiling finished is worn and damaged in certain locations.

Plumbing

Plumbing fixtures include vitreous china sinks in the washrooms, a stainless steel sink in the kitchen and tank flush toilets. A 3000 watt electric water heater is in service.

Heating Cooling and Ventilation

Two Lennox furnaces are in operation. Distribution equipment in the building includes two exhaust fans. Programmable thermostats are in operation.

Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

The building is energized by a 100 amp electrical service. The circuit panel is operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.5 2860 Wascana Drive – Goosehill Service Depot (Area 4)

The Goosehill Service Depot was constructed in 1982 and has a floor area of 1450 ft² in a unique circular footprint.



Envelope

The facility substructure consists of a concrete foundation and slab on grade. Exterior walls are clad with wood siding which is damaged and requires attention. Two exterior passage doors are insulated steel. The door at the fuel storage shed has a damaged frame and the paint has deteriorated on both the fuel storage room door and the main entrance door. There are two overhead coiling doors – one to the garbage storage and the other to the main shop area. Both are in good condition however the jambs require replacement. The flat roof covering appeared to be in good condition and was recently replaced. The building has no windows but instead has eight acrylic skylights.

Interior

Partitions in the building are wood framed with plywood cladding. Interior doors are wood.

Plumbing

Plumbing fixtures inside the building were installed in 1982 and are serviceable. A 10 gallon electric water heater is in service that has exceeded its forecasted serviceable lifespan.

Heating Cooling and Ventilation

Electric baseboard heaters are located in the washroom and office space. An electric unit heater is located in the lunchroom and an electric radiant heater is installed in the shop area that has exceeded its forecasted lifespan.

Fire and Life Safety

ABC fire extinguisher is installed in the lunchroom. Inspections were current.

Electrical

The building is energized by 100 amp electrical service that is supplied to the facility. Compact fluorescent lighting is used throughout the facility while the exterior illumination is provided with HID (high intensity discharge) luminaires.

2.2.6 1955 College Ave – Area 2 Service Depot (Area 1)

The Area 2 Service Depot was constructed in 1967 and is approximately 2350 ft².



Envelope

The building is founded on cast in place concrete strip footings and slab on grade. The glulam timber roof beams with tongue and groove fir decking are supported on load bearing interior and exterior concrete masonry with fluted 'Cadenza' exterior finish. The mechanical mezzanine floor is constructed of 2 x 6 joists at 12" on centre. The span of the joists is of concern and may require additional support. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible. The exterior windows are double glazed sealed wood units with localized rot and should be replaced. The exterior passage doors are metal clad and the three overhead doors are wood. The BUR roofing requires replacement.

Interior

Interior doors are a combination of steel and wood. The stairs in the building are constructed from wood and as required by code, a handrail should be installed. Wall finishes include wood panelling. The noted floor finish in the building was sheet vinyl flooring. Ceilings are exposed wood tongue and groove decking.

Plumbing

The service depot is equipped with one standard flush toilet and kitchen and washroom sinks that are in good condition but have exceeded their serviceable lives. One "John Wood" electric water heater was recently installed.

Heating Cooling and Ventilation

Two newer gas fired furnaces serve as the sole heat sources for the building.

Fire and Life Safety

Three fire extinguishers are located in the building. One has expired near the shop entrance and requires replacement or recertification.

Electrical

The building is energized by 400 amp power delivered to the main switch. Interior lighting requirements are addressed by fluorescent T8 fixtures while wall mounted HID fixtures are in place on the exterior.

2.2.7 Area 1 Service Depot (no Civic Address, by Legislature) (Area 3)

The Area 1 Service Depot is located by the Legislature Building. The structure was constructed in 1955 and has a total area of 2800 ft². The washroom in the building was modified in 2011. The depot may be owned by the Province of Saskatchewan.



Envelope

Substructure components noted during the assessment include a cast concrete floor that had significant damage and requires replacement. It was noted that a concrete basement (104' x 32') is located nearby and is deemed a liability. The wood stairs leading into the building are deteriorating and require attention. Exterior walls are clad with a brick veneer and were noted with extreme cracking that requires further analysis. Due to the extreme cracking and shifting of the concrete foundation, exterior brick walls and interior concrete masonry units, a structural consultant should be retained to analyze the condition of the building and makes recommendations for correction. Exterior windows include sealed aluminum framed units as well as single glazed wood framed units that should be replaced. Exterior doors include a steel clad door with a worn paint finish and solid core wood doors that are dated and worn. Three overhead doors were in place. The roof covering consists of both tar and gravel (BUR), and a bituminous sheet membrane (BUR).

Interior

Interior partitions include concrete masonry block. Significant cracking was noted to concrete masonry block on the interior of the building. A structural consultant should be retained as noted above. Interior doors include solid and hollow core wood types. The interior wood stairs are uneven because of the shifting of the building. Wall finishes include painted plywood applications. Floor finishes include peel and stick vinyl tiles that are damaged. A sheet vinyl flooring upgrade is recommended. Ceiling finishes include painted plywood and fixed ceiling tile.

Plumbing

Plumbing fixtures in the building are in fair to good condition. A water filtration system is installed in the washroom. Rainwater is drained through the building and exits at its base. It would appear that this system requires attention as ponding was noted around a drain.

Heating Cooling and Ventilation

The building has an exhaust fan and a fume hood in service. Heating for the building is supplied with the unit heaters that require replacement. The unit heaters are controlled with manual thermostats.

Fire and Life Safety

ABC fire extinguishers are installed in the building and have current inspection tags.

Electrical

A 70 amp electrical panel was being installed at the time of the assessment. Circuit panels installed in the garage are being removed. Interior lighting consists of T8, compact fluorescent, and high intensity discharge (HID) units. Exterior lighting is provided by HID lighting units.

2.2.8 Campus Service Depot A (Area 7)

The Campus Service Depot A is located at the University of Regina campus and shares its facility with the University of Regina. The building was constructed in 1972. The structure encompasses 2800 ft². The depot is owned by the University of Regina.



Envelope

The facility substructure consists of concrete strip footings, foundation walls, and slab on grade. Exterior walls are concrete masonry units with wood soffits. The pointing is damaged on the CMU wall. Exterior passage door include an exterior aluminum door. Other doors include two 12' x 12' overhead doors. One unit is constructed of a vinyl/plastic material while the other is wood constructions. Both overhead doors are damaged and worn. Access to the roof was not permitted.

Interior

Partitions in the building concrete masonry units (CMU) and framed gypsum wallboard. Cracking was noted in CMU walls in the Locker Room area of the building. If condition worsens, retain a structural consultant to analyze. Gypsum wallboard contains some damage. Interior doors are wood and require refinishing. Floor finishes include vinyl composite flooring and mastic flooring. All flooring is worn and requires replacement. Ceiling finishes include suspended acoustic ceiling tile. Steel stair construction is installed.

Plumbing

Plumbing fixtures include both tank flush and commercial grade toilets, a pedestal urinal and both stainless steel kitchen sinks and wall mounted vitreous china washroom sinks.

Heating Cooling and Ventilation

The facility shares its HVAC system with the University of Regina. Visible components of this system include two make-up air units (MAU) and exhaust fans. Manual thermostats are in operation.

Fire and Life Safety

A sprinkler system is installed as well as ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

One electrical panel was visible and was operating at 100% capacity. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Incandescent lighting was installed in certain location and requires upgrading. Smoke alarms have been installed and emergency lighting equipment is in operation.

2.3 WASHROOMS

2.3.1 2801 Albert Street – Washroom #1 Legislature (Area 3)

Washroom #1 is located on the south side of Wascana Lake east of Albert Street. The year of construction is not known and the approximate footprint is 640 ft².



Envelope

The facility is supported on a concrete slab on grade. The ground should be re-graded to slope away from the building. The walls are wood stud construction with brick on the exterior. Some graffiti was noted during the site visit and caulking at the masonry joints requires replacement. The roof is wood framed with built up roofing and is in fair condition however the plaster coating at the soffits needs repair. Wired glazing set in wood frames is cracked in at least three panels and the paint is worn. The three steel passage doors require repainting. There are two skylights in the building and they are in good condition.

Interior

The interior finish consists of painted plaster walls with gypsum plaster ceilings and ceramic tile flooring. Toilet partitions are painted metal. A damaged toilet partition in the Women's washroom requires replacement.

Plumbing

There are five toilets and three urinals in the facility. They seem to be in good condition, however the year of installation is not known. The two tile vanities and four sinks are in poor condition and require replacement in each washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A six circuit lighting panel services the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units.

2.3.2 3200 Lakeshore Drive – Washroom #2 (Area 3)

Washroom #2 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.



Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The paint on the three steel passage doors is worn and the wooden transoms are rotting and will soon require replacement. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in poor condition and should be replaced along with the associated flashing and trim.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. An Amtrol water pressure booster tank is installed to increase water pressure. The sewage pump as part of the packaged lift station below the washroom requires repair.

Heating Cooling and Ventilation

An electric baseboard heater located within the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp main breaker energizes the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units. A junction box at an abandoned exterior light requires a cover.

2.3.3 Washroom #3 (Area 1)

Washroom #3 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.



Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The three steel passage doors are in good condition. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in poor condition and should be replaced along with the associated flashing and trim.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries.

Heating Cooling and Ventilation

An electric baseboard heater located within the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 40 amp service energizes the building. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Exterior lighting is provided by HID lighting units.

2.3.4 Washroom #4 (Area 4)

Washroom #4 was constructed in 1965 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.



Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The three steel passage doors are in good condition. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in poor condition and should be replaced along with the associated flashing and trim.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet partitions are painted metal and exhibit localized corrosion. The interior walls and ceiling should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. Grab bars are missing from a stall in the Men's washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. There is a packaged lift station below the washroom and appears to be in fair condition. There is a drinking fountain mounted on the exterior of the washroom. The roof drain is missing its leaf guard.

Heating Cooling and Ventilation

An electric baseboard heater located in the storage space provides a source of heat. The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp service energizes the building. A junction box in the caretaker space is missing a cover. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Exterior lighting is provided by HID lighting units.

2.3.5 Willow Island Washroom #5 and Associated Staff Space (Area 1)

The Willow Island Washroom was constructed circa 1965 and is similar to the other oval washrooms in Wascana Park. The size of the facility is approximately 700 ft².

Envelope:

The building is situated on a concrete slab on grade and comes with a precast concrete roof structure. Exterior doors are standard hollow core steel units. Skylights are installed in the washrooms and are in fair condition.



Interior:

The primary floor finish in the building is tile. Interior doors are steel units in steel frames. The tile flooring in the staff space is damaged and requires repair.

Plumbing:

Wall mounted toilets are installed in the washrooms along with pedestal urinals. Washroom vanity countertops have a tile finish. One of the urinals is badly cracked at the base and requires replacement.

Heating, Cooling and Ventilation:

Washrooms come equipped with exhaust fans.

2.3.6 Washroom #6 (Area 6)

Washroom #6 is located in Douglas Park. It was constructed in 1974 and is approximately 6840 ft².

Envelope

The facility is supported on a concrete foundation. The walls are cast in place concrete construction with an exposed aggregate finish. Some localized spalls and cracks require repair. The roof is precast concrete and is supported on the exterior walls and the interior concrete masonry block load bearing walls. The roof is partially buried and a membrane system is exposed and damaged in places. Exterior doors are painted steel and the finish has deteriorated.



Interior

Partition walls are constructed of concrete masonry block. In general the interior fittings including 80 lockers and 30 benches are in good condition. The finishes of painted block, wood siding, and ceramic tile are in good condition.

Plumbing

There are five toilets and three urinals in the facility. One of the toilets is out of service and requires repair or replacement. Sinks and showers are in good condition. The two cast iron mop sinks are wall mounted and could be replaced with floor mounted units to reduce potential back injuries. Two drinking fountains are in good condition. The hot water storage tank and hot water heater are in good condition.

Heating Cooling and Ventilation

Two Lennox furnaces were recently installed in 2006 and are in good operating condition.

Fire and Life Safety

There are two recessed cabinets; one in each washroom. The women's washroom fire extinguisher is missing and needs to be replaced. There is a fire extinguisher located in the mechanical room.

Electrical

A 600V 75 kVA Power Transformer is located outside of the building. The main disconnect and panels appear to be in good condition. Interior lighting consists of indirect fluorescent tube lighting and compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Incandescent pot light fixtures located in the canopy outside have been abandoned and were replaced with recessed HID lighting units. Incandescent exit light fixtures are located at main exits from change rooms.

2.3.7 2881 Wascana Drive – Washroom #7 Candy Cane Park (Area 4)

Washroom #7 was constructed in 1973 and is 710 ft². It is an oval structure and is typical in appearance of the majority of the washrooms in Wascana Park.



Envelope

The facility is supported on a concrete slab on grade. The walls are cast in place concrete construction with a bush hammered fluted face. The roof is also cast in place concrete. The three steel passage doors are in good condition. There are two 36" diameter skylights in the building and they are in fair condition. The BUR roofing is in good condition.

Interior

The interior partition walls are wood framed with painted plywood and gypsum board. Some of the wood has rotted and the gypsum board is damaged requiring replacement and repair. Toilet

partitions are painted metal and exhibit localized corrosion. The interior walls should be repainted, and the tile flooring has exceeded its forecasted service life and should be replaced.

Plumbing

There are seven toilets and three urinals in the facility. They seem to be in fair condition. The two tile vanities and five sinks are in poor condition and require replacement in each washroom. The cast iron mop sink is wall mounted and could be replaced with a floor mounted unit to reduce potential back injuries. A drinking fountain is installed on the exterior of the facility. The roof drain is missing its leaf guard.

Heating Cooling and Ventilation

The exhaust fan that is located in the caretaker space has exceeded the forecasted service life and requires replacement.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp service energizes the building. The panel is rusty and requires repair. Interior lighting consists of compact fluorescent bulbs in incandescent fixtures. Some lenses are cracked or missing and require replacement. Exterior lighting is provided by HID lighting units.

2.3.8 Douglas Park Washroom (Area 6)

The Douglas Park Washroom is located near Washroom #6 and was constructed in 1974. It is approximately 1250 ft². The washroom is owned by the City of Regina.

Envelope

The concrete slab is cracked and requires repair or replacement. The roof structure is supported by concrete masonry block walls which exhibit several cracks. In one location, a steel telepost that supports the timber roof framing has been removed. It is unknown whether the steel post removal had been reviewed by a structural engineer. A engineer should be retained to analyze the facility's structural components and make recommendations for remediation. The membrane on the roof has failed and is leaking and fascia and soffit require repainting. Some of the 20 single glazed wood framed windows have cracked and should be replaced. Two steel doors are in fair condition, and one solid wood door is worn and should be replaced with a steel door.

Interior

Partitions are concrete masonry block and wood framing. The gypsum board ceiling has been



damaged in several locations due to roof leaks.

Plumbing

There are 15 toilets and five urinals in the facility. They seem to be in good condition. The 11 sinks are in good condition. The water heater was recently installed.

Heating Cooling and Ventilation

A gas fired furnace was installed in 1996 and is in fair condition. The chimney does not appear to sit plumb and may leak at the joint. It should be inspected.

Fire and Life Safety

No fire extinguishers were installed at the facility. All facilities are required to have fire extinguishers in accordance with the National Fire Code. This requirement should be confirmed with the City's bylaw officer.

Electrical

A 100 amp service energizes the building. Interior lighting consists of surface mounted fluorescent and recessed incandescent fixtures. One lens is missing and requires replacement. Exterior lighting is provided by HID lighting units.

2.4 MISCELLANEOUS

2.4.1 19th Ave & Smith St – Bandshell (Area 1)

The open air Bandshell is located north of Wascana Lake east of Albert Street. The original date of construction is not known. A major rehabilitation was done in 1982.



Structure

The flooring of the bandshell consists of 2x6 timber decking on 2x10 timber joists. Some of the boards are rotting and require replacement. The aluminum stairs are in good condition. The cedar shake roofing, galvanized ridge caps, galvanized flashing, and the timber framing supporting the roof appears to be in good condition. An attic hatch is framed through the 4" tongue and groove timber ceiling cladding.

Electrical

The electrical service panel was unable to be located during the site visit. Four weatherproof exterior outlets are provided at the Bandshell. Two outlets are missing weatherproof covers and need replacing. Eight recessed incandescent pot light fixtures are provided with compact fluorescent lamps.

2.4.2 217E Assiniboine Ave Greenhouse Complex including the Header House (Area 6)

The Greenhouse Complex including the Header House is located at 217E Assiniboine Ave. The complex was constructed in approximately 1986. The structure encompasses 15,800 ft² and includes two distinct greenhouses and a garage/house building.



Envelope

Exterior walls are clad with numerous types of construction including CMU, metal siding, cementitious stucco, wood siding and glass and polycarbonate material for the greenhouses. The CMU, wood siding and glass exterior walls are all worn or damaged. A significant amount of water was noted in the concrete bunker area of the facility. A structural consultant should be retained to analyze the foundation of the building and make recommendations for remediation. Exterior windows are primarily sealed units set in wood frames with some upgraded PVC units installed. Exterior passage doors include both solid core wood and insulated steel units. The large wood exterior doors should be replaced by a steel overhead door. Other doors include a 9'x7' steel overhead door and 11' x 9' wood overhead door. The wood overhead door is worn and requires replacement. The roof covering is a rolled bituminous membrane (SBS), an inverted roofing system, asphalt shingles, sheet metal and glass/polycarbonate panels for greenhouse. The inverted roof section requires replacement.

Interior

Interior doors are both steel and wood units and the wood doors require refinishing or replacement. Wall finishes are taped gypsum wallboard as well wood wall panels, and vinyl. Floor finishes include vinyl asbestos tile, sheet carpet, sheet vinyl and plywood flooring. Vinyl Asbestos tile resilient flooring in the building requires attention as some areas are scratched, worn and damaged, creating potential health risks. Replace VAT flooring with sheet vinyl products abiding by proper asbestos abatement procedures. Ceiling finishes include gypsum board and painted plywood.

Plumbing

Plumbing fixtures include tank flush toilets, pedestal urinal, wall mounted vitreous china washrooms sinks, and stainless steel kitchen and shop sinks. Pedestal urinal requires replacement. A 78,000 BTU/HR gas fired water heater and a 1500 watt electric water heater are in service. As well, a sump pump is installed on site.

Mechanical

Heat generation is provided primarily through a boiler unit and perimeter finned tubed panels. Additional heat is provided through fan heaters and seven gas fired unit heaters and an electric heater. The unit heaters all require upgrading. Cooling is provided through a split AC unit. Distribution equipment in the building includes ceiling fans and exhaust fans.

Fire and Life Safety

ABC fire extinguishers have been installed throughout the facility. Inspections were current.

Electrical

There are 7 circuit panels operating at an approximate load of 80% but are dated. Circuit panels installed in the greenhouse corridor are extremely weathered and worn. Electrical circuit panels should be analysed further by an electrical consultant and replaced or repaired as required. Fluorescent lighting, both T-8 and compact fluorescent, was employed in the building while the exterior illumination is provided with HID (high intensity discharge) luminaires. Emergency lighting system is installed.

2.4.3 300E Assiniboine Ave – Overwintering Structure (Area 6)

The Overwintering Structure is located at 300E Assiniboine Avenue and was constructed in 1978. The total floor area available to occupants is 1600 ft².

Envelope

Substructure components noted during the assessment include cast concrete foundation walls and a slab on grade. The exterior windows are sealed units in fixed frames that were installed in 1979. Many come with failed seals and require replacement. Exterior doors are steel clad and have worn paint finishes.



Interior

Interior hollow steel doors and aluminum doors are in service. Floor finishes include mosaic tile that requires attention. Seamless glazing is installed in the viewing area.

Plumbing

The water pump that serves to fill the bird area is damaged and should be replaced prior to winter.

Heating Cooling and Ventilation

The heat for the building is provided by three electric unit heaters that have exceeded their forecasted serviceable lifespan. Manual thermostats control the temperature set-point for these units.

Electrical

The building is energized by 480/600 volt, 400 amp service to the main switch. Circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may be compromised. This system should receive further analysis by an electrical consultant to ensure proper operation. Interior lighting is provided by compact fluorescent and wall mounted HID fixtures.

2.4.4 Willow Island Covered Picnic Area (Area 1)

The Willow Island Picnic Shelter was originally built in 1965 and is approximately 1440 square feet.

Envelope

The structure sits on a concrete foundation. The concrete foundation was noted to have minor cracking. Patch cracks and monitor. Four triangular steel columns hold up 12 fibreglass hexagon shaped canopies. Connections between the top of the columns and the roof panels are provided by steel rods with turnbuckles. The columns, rods and roof panels are all in good condition. The fibreglass roofing units are painted. Paint finishes on the roof are worn and require painting.



Electrical

Exterior HID lighting was noted in the facility. Several units are damaged and require replacement with units with wire cages.

2.5 ASSESSMENT RESULTS

As summarized above, over 750 individual building systems or assets were identified, reviewed and valued. Approximately 35% of the building assets reviewed have met or exceeded their theoretical life cycle. Additionally, 13% of the building assets have less than ten years of remaining life and 15% of the identified building assets have less than 20 years of remaining life. However it is reasonable to assume that many of the assets will remain functional beyond their anticipated service life due to environmental factors or operation and maintenance practices.

One method of prioritizing the buildings that need attention for purposes of future planning is use of a Facility Condition Index (FCI). The FCI is a comparative indicator of the relative condition of facilities. The FCI is expressed as a ratio of the cost of repairing or replacing deficient assets to the current replacement value of the facility. The FCI provides a metric to analyze the relative condition index of a single facility or group of facilities. **It is important to note that the FCI is limited because it does not account for assets that are functional beyond their service life; it is only based on theoretical lifecycles for each asset in a facility.**

An FCI of less than 5% is good, 5-10% is adequate, 10-60% is poor, and above 60% is fail. The FCI changes throughout the life of the building. As an asset deteriorates beyond its anticipated life, the FCI will increase. As an asset is replaced, the FCI can reduce.

A summary of the current FCI's for each facility is found in Table 2-1. Replacement costs for each facility are based on per square foot costs for buildings of comparable use (ie. Commercial Buildings, Maintenance Facilities, Washrooms, and Miscellaneous). The calculated replacement costs are included in Appendix A.

**Table 2-1
Facility Condition Index (FCI) Summary**

Facility Category	Facility Name	FCI (%)
Commercial Buildings	2900 Wascana Drive - Wascana Place	26.8%
Commercial Buildings	3000 Wascana Drive - Wascana Marina	0.2%
Depots and Maintenance Facilities	3201 Broad Street - Central Depot	12.9%
Depots and Maintenance Facilities	3300 Broad Street - Quonset	3.2%
Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	9.0%
Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	6.5%
Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	20.9%
Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	16.6%
Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	8.9%
Depots and Maintenance Facilities	Campus Service Depot A	8.7%
Washrooms	2801 Albert Street - Washroom #1 Legislature	40.0%
Washrooms	3200 Lakeshore Drive - Washroom #2	24.1%
Washrooms	Washroom #3	19.4%
Washrooms	Washroom #4	24.7%
Washrooms	Willow Island Washroom #5 and Associated Staff Space	11.7%
Washrooms	Washroom #6	15.7%
Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	24.5%
Washrooms	Douglas Park Washroom	13.9%
Miscellaneous	19th Ave & Smith St - Bandshell	15.0%
Miscellaneous	217E Assiniboine Avenue Greenhouse Complex including the Header House	0.8%
Miscellaneous	300E Assiniboine Ave - Overwintering Structure	3.1%
Miscellaneous	Willow Island Covered Picnic Area	14.9%

As shown in Table 2-1, four facilities are considered to be in good condition (less than 5%), four are in adequate condition (less than 10%), and 14 are in poor condition (less than 60%). The Washrooms are the poorest building category with an average FCI of 21.7%, and Depots and Maintenance Facilities have an average FCI of 10.8%.

The FCI for Wascana Place was calculated including the investment required for the HVAC system replacement. When the HVAC system is replaced, the FCI for Wascana Place could be reduced to 5.9%.

3 Infrastructure Assessments

Condition assessments were completed on a majority of the municipal infrastructure assets in which WCA is responsible for operating and maintaining. In particular, Associated Engineering completed visual inspections in June 2012 on the following infrastructure assets:

- Roadways & Parking Lots,
- Concrete and Asphalt Sidewalks and Pathways,
- Retaining Walls and Shoreline Protection,
- Pedestrian Bridges,
- Irrigation Pump Houses,
- Aeration Systems and Fountains,
- Waterfalls,
- Dock Systems, and
- Lake Overlooks.

Desktop reviews were completed for the following infrastructure assets:

- Potable Water Distribution System,
- Sanitary Sewer System,
- Storm Sewer System,
- Natural Gas Distribution System,
- Power Distribution System,
- Communications Distribution System,
- Street Lighting and
- Traffic Signs.

The inspections collected pertinent information in order to assess key components of each infrastructure asset, and prioritize the capital and operational improvements needed immediately and over the long term. Team members met with WCA staff to solicit their operational knowledge of the facilities and to discuss and clarify data gathered by AE staff during the site assessment. The technical assessments provided in this chapter are intended to supplement the information presented in the database in Appendix B. Detailed photos of the surface infrastructure are included in Appendix D. A summary of cost estimates for repairs and replacements of infrastructure components in the short, medium and long term is included in Chapter 5 with detailed information included in Appendix A.

Our recommendations are based on our visual reviews of the roadways, parking lots, concrete and asphalt sidewalks, retaining walls and shoreline protection, pedestrian bridges, pump houses, aeration systems, waterfalls and fountains, docks systems, and lake overlooks. Desktop reviews were performed on the water distribution system, sanitary sewer system, storm sewer system, natural gas distribution system, power distribution system, communications distribution system, lighting and traffic signs. The scope of this

investigation did not permit the physical examination and confirmation of all of the components. Nevertheless, we have made every effort within the scope of our field programme to visually confirm and verify the condition of primary components. In some instances, it has been necessary to apply some interpretations and engineering judgement. If new information comes to light, which might influence our conclusions, we would request to be informed so that we may reassess our recommendations.

3.1 ROADWAYS AND PARKING LOTS

3.1.1 Existing Roadway and Parking Lot Network

Wascana Centre covers approximately 930 hectares in the centre of the City of Regina, and contains approximately 26.7 km of roads and 82 parking lots to accommodate the flow of traffic throughout the park. The road and parking lot network is highly variable in age and condition. WCA has divided maintenance into eight areas, which can be seen in Appendix C. As such, inventory and condition assessments will be divided into each area to provide a comparative analysis.

Note that major arterial roads including Wascana Parkway, Albert Street, College Avenue and Broad Street are maintained by the City of Regina and were not included within the scope of this review.

The extent of the existing road and parking lot network across each maintenance area can be seen in Table 3-1. A majority of the roads and parking lots are located in Area 3 (Legislature/ Rehabilitation Centre), Area 7 (University/ Innovation Place) and Area 8 (SIAST). These areas account for approximately 70% of the roadway and parking lot infrastructure. While approximately 30% of the roads and parking lots are within the five remaining areas.

**Table 3-1
WCA Road and Parking Lot Network**

	Road			Parking Lot	
	Length (m)	Area (m ²)	Percent of Road Area (%)	Area (m ²)	Percent of Parking Lot Area (%)
Area 1	2444	20,877	8	22,731	6
Area 2	800	6764	3	,876	2
Area 3	7103	69,808	27	56,647	14
Area 4	2245	22,218	9	7728	2
Area 5	1485	16,507	6	61,293	15
Area 6	1935	14,012	5	18,835	5
Area 7	6530	60,385	24	156,626	38
Area 8	4160	42,844	17	74,952	18
Total	26,701	253,413	100	408,688	100

As seen in Table 3-2, over 90 percent of the roads and parking lots are surfaced (asphalt concrete surfacing). The remaining areas are gravel surfaced. Some of the gravelled roads and parking lots have RAP (recycled asphalt pavement) spread over the surface. This is primarily used to reduce dust, tracks less dirt/mud, and does not shift as much as gravel. With multiple road surfaces, WCA employs different procedures and equipment to maintain each surface.

Table 3-2
WCA Road and Parking Lot Network – Surface Type

	Surfaced		Gravel		Total	
	Area (m ²)	Percent of Surfaced Area (%)	Area (m ²)	Percent of Gravel Area (%)	Area (m ²)	Percent of Total Area (%)
Area 1	41,912	7	1696	3	43,608	6
Area 2	14,928	2	1712	3	16,640	3
Area 3	118,851	20	7603	12	126,454	19
Area 4	29,946	5	0	0	29,946	5
Area 5	77,800	13	0	0	77,800	12
Area 6	11,887	2	20,960	34	32,847	5
Area 7	213,873	36	3138	5	217,011	32
Area 8	91,426	15	26,370	43	117,796	18
Total	600,623	100	61,479	100	662,102	100

The road networks throughout the park are divided into three classes of roads. **1) Arterials** (traffic movement is the primary consideration, land access is second), **2) collectors** (traffic movement and land access are equal), and **3) local** (traffic movement is secondary and land access is primarily). The road classifications were taken from previous studies. Where no information was found, engineering judgement was used to classify the road. As seen in Table 3-3, there is only one arterial roadway approximately 2.1 km long, which is located in Area 8 (SIAS). This is an extension of Wascana Parkway east of Ring Road. A majority of the roads in the park are collectors (15.8 km), and the remaining road segments are local (8.8 km).

**Table 3-3
WCA Road Network – Road Classification**

	Arterial	Collector	Local	Total
	Length (m)	Length (m)	Length (m)	
Area 1		1274	1170	2444
Area 2		560	240	800
Area 3		4003	3100	7103
Area 4		1725	520	2245
Area 5		1305	180	1485
Area 6		1585	350	1935
Area 7		4125	2405	6530
Area 8	2085	1215	860	4160
Total	2085	15,791	8825	26,701

3.1.2 Field Assessment Results

In order to assess the road and parking lot network within WCA Governed Area, a field evaluation was completed on June 4 to 6, 2012. The field evaluation involved completing a visual pavement distresses survey, as well as commenting on any additional pavement anomalies.

The survey was based on the ASTM International 6433-99 Standard Practice for Roads and Parking Lots Pavement Condition Index Surveys. This process involves two people using a vehicle, and visually assessing the condition of the pavement surface. This method required survey personnel to be trained so that the results would be accurate, consistent and repeatable in future years. The survey rates the condition of a surface of a road network by evaluating the type, extent and severity of pavement surface distresses, as well as the smoothness and ride comfort of the road. At the end of the assessment, a Pavement Condition Index (PCI) value is determined. The PCI value provides a numerical rating for the condition of the road segment, where 0 is the worst possible condition and 100 is the best. Table 3-4 provides a general description of the PCI ranges. Appendix D contains photographs of roadways in Wascana Park that represent each range.

Table 3-4
PCI General Description of Condition Ranges

PCI	Condition	General Description
90-100	Very Good	Sound physical condition. Asset likely to perform adequately without major work well into the long-term.
80-90	Good	Acceptable physical condition. Minimal short-term failure risk. Only minor work required.
70-80	Fair	Deterioration evident. Failure unlikely in the short-term but further deterioration may start to accelerate. Minor components or isolated sections need replacement. The asset still functions safely at an adequate level of service. Work required, but asset is still serviceable.
55-70	Poor	Failure likely in the near-term. Likely need to replace most of the asset. Substantial maintenance work require in the short-term.
<55	Very Poor	Failure imminent or failed. Immediate need to replace most of the asset. Major work or replacement required.

As part of the report, the PCI will provide WCA a comparative analysis of the current condition of each segment in its road network. As WCA develops its asset management system, collecting the PCI ratings of the roads at regular intervals (i.e. every 1, 2, 3, 4, 5 years), the rate of deterioration of the road network can be evaluated. This can help evaluate pavement materials and designs, as well as the effectiveness of maintenance strategies.

Prior to completing the road assessment, the road and parking lot network was divided into manageable segments, which are detailed in the database in Appendix B. This created approximately 157 segments within WCA's road and parking lot network as illustrated in Appendix C. The segments were based on pavements with similar structures, design and traffic volumes, as well as similar performance characteristics. Each road and parking lot section was given a unique identifier, so that information for each segment can be maintained in a database.

3.1.3 Road Condition Assessment

Each road segment in each maintenance area was categorized into the PCI ranges listed in Table 3-4. Table 3-5 summaries the length of road in each PCI range in each of the maintenance areas. These results are illustrated in the maps in Appendix C. The detailed distress observations for each road segment can be found in the database in Appendix B.

Table 3-5
Length of Road (m) per PCI Range in each Area

PCI Range	Length (m)				
	90-100	80-90	70-80	55-70	<55
Area 1	500	0	1134	810	0
Area 2	240	0	385	175	0
Area 3	2338	1260	2690	815	0
Area 4	0	330	470	1445	0
Area 5	645	0	0	660	180
Area 6	0	0	1040	895	0
Area 7	3355	1705	1320	150	0
Area 8	1425	2735	0	0	0
Total	8503	6030	7039	4950	180
Percent of Total Length	32%	23%	26%	18%	1%

Overall, it can be seen that 8.5 km (32%) of the road network was rated from PCI 90-100 (very good). These roads are primarily located in the newer areas (like Innovation Place), as well as general locations that have been recently resurfaced or reconstructed (in areas such as SIAST, Conexus Arts Centre, First Nation University and Lakeshore Drive). Only basic preventative maintenance is required on these roads since these roads are in very good condition.

As seen in Table 3-5, 6.0 km (23%) of the road network was rated from PCI 80-90 (good). These roads are in good condition; however, pavement distresses are becoming evident. Despite the fact they are in good condition, these roads still require general preventative maintenance. Preventative maintenance is performed to prevent water from entering the pavement structure and decrease the rate of deterioration of the pavement quality. Performing relatively inexpensive preventative maintenance procedures, such as crack sealing, can extend the service life of the road and provide a cost effective maintenance solution.

In total, 7.0 km (26%) of the road network in the park was rated from PCI 70-80 (fair). These roads have slightly more advanced distresses than those observed in the PCI range 80-90. These roads are starting to show signs of structural weakening with more cracking throughout the road surface. In some cases, it may be the road is handling heavier traffic than it was originally designed for, and in some cases, it may be material related. A majority of the distresses are primarily climatic distresses resulting in the slow disintegration of the road that occurred over the life of the road. Disintegration usually involves the loss/separation of the individual components of the hot mix surface, and takes place in the form of ravelling, wear loss, and potholes. Basically, the surface is old and tired. These roads will require basic preventative maintenance, as well as some more extensive corrective maintenance measures to correct isolated pavement failures. WCA should start to consider resurfacing treatments to rejuvenate the worst PCI 70-80 roads.

The results of the pavement condition survey indicate that 4.9 km (18%) of the roads are in poor condition with PCI range of 55-70. There are a small number of these roads throughout each Area, with the exception of Innovation Place. These roads exhibit more extensive structural cracking and surface deformations. As a result of the more extensive surface distresses, the ride is typically more uncomfortable with frequent bumps or depressions. In the short-term, these roads will require major resurfacing or reconstruction (depending on the competency of the pavement structure), as well as consistent maintenance measures to reduce the deterioration of the road as much as possible.

There are only 180 m (1%) of the road network with a PCI less than 55. It is the road that leads to the Lots 3 and 4 at the Conexus Art Centre. This road has reached the end of its service life. Significant structural failures were found throughout; as such reconstruction of the road is required.

A further breakdown of the condition of the roads in each segment can be seen in Table 3-6. The table provides a breakdown of the PCI conditions ranges for each class of road in each area. In general, it can be seen that in most cases, the collector network is in better condition than the local network. An example of this would be that Lakeshore Drive, which is a collector, is primarily in better condition than Avenue D which is a local road. This is typical, as higher class roads are typically given a higher priority level for maintenance and capital projects.

Table 3-6
Length of Road (m) per PCI Range for each Road Class in each Area

		90-100	80-90	70-80	55-70	<55
Area 1	Collector	100	0	734	440	0
	Local	400	0	400	370	0
	Total	500	0	1133.5	810	0
		21%	0%	46%	33%	0%
Area 2	Collector	0	0	385	175	0
	Local	240	0	0	0	0
	Total	240	0	385	175	0
		30%	0%	48%	22%	0%
Area 3	Collector	2148	905	950	0	0
	Local	190	355	1740	815	0
	Total	2337.5	1260	2690	815	0
		33%	18%	38%	11%	0%
Area 4	Collector	0	0	470	1,255	0
	Local	0	330	0	190	0
	Total	0	330	470	1445	0
		0%	15%	21%	64%	0%
Area 5	Collector	645	0	0	660	0
	Local	0	0	0	0	180
	Total	645	0	0	660	180
		43%	0%	0%	44%	13%
Area 6	Collector	0	0	690	895	0
	Local	0	0	350	0	0
	Total	0	0	1040	895	0
		0%	0%	54%	46%	0%
Area 7	Collector	2,050	915	1,160	0	0
	Local	1,305	790	160	150	0
	Total	3355	1705	1320	150	0
		51%	26%	20%	2%	0%
Area 8	Arterial	0	2,085	0	0	0
	Collector	1,215	0	0	0	0
	Local	210	650	0	0	0
	Total	1,425	2,735	0	0	0
		34%	66%	0%	0%	0%

3.1.4 Parking Lot Condition Assessment

Similar to the road network, each parking lot was categorized into the PCI ranges listed in Table 3-4. Table 3-7 summarizes the area of parking lot in each PCI range in each of the maintenance areas. These results are illustrated in the same maps as the roads, which can be

seen in Appendix C. The detailed distress observations for each road segment can be found in the database in Appendix B.

Table 3-7
Area of Parking Lot (m²) per PCI Range in each Area

PCI Range	Area (m ²)				
	90-100	80-90	70-80	55-70	<55
Area 1	3684	7605	8051	2921	470
Area 2	0	0	1712	8164	0
Area 3	27,350	2938	6271	17,453	2635
Area 4	2236	0	0	5492	0
Area 5	39,000	0	0	0	22,293
Area 6	0	13,655	5180	0	0
Area 7	82,813	23,608	25,188	25,018	0
Area 8	50,475	24,477	0	0	0
Total	205,559	72,282	46,402	59,048	25,398
Percent of Total Area	50%	18%	11%	15%	6%

Approximately 205,000 m² (50%) of the parking lots throughout WCA are in very good condition, which has a PCI range between 90-100. This high percentage is primarily a result of several newly constructed parking lots throughout the park, such as at the Walter Scott building and Lloyd Place. There has been a significant number of new lots installed at Innovation Place, First Nations University, SIAST and Conexus Art Centre. In addition, several parking lots throughout the park have been resurfaced. With a large number of parking lots recently constructed, WCA should be aware that a wave of reconstruction projects will be required as the service life of the parking lots come to an end in 20-30 years.

There are approximately 72,000 m² (18%) of the parking lots in the PCI range of 80-90 and are in good condition. Just the same as the roads, these lots are starting to show basic pavement distresses. These lots still require general preventative maintenance in to extend the service life of the road.

As seen in Table 3-7, 46,000 m² (11%) of the parking lots were rated from PCI 70-80. These lots have slightly more advanced distresses and are starting to show signs of structural weakening. Similar to the roads, these lots will require basic preventative maintenance, as well as some more extensive corrective maintenance measures to correct isolated pavement failures.

The results of the survey show that 59,000 m² (15%) of the lots are in poor condition with PCI range of 55-70. A majority of the lots are in Area 3 and Area 7, with the remainder scattered throughout Wascana Centre. Some of the poor areas can be found behind the Legislative Building, Marina parking lot and the SaskPower parking lot adjacent to the Science Centre. These lots exhibit more extensive structural cracking and surface deformations. In the short-term, these roads will require

major resurfacing or reconstruction (depending on the competency of the pavement structure), as well as consistent maintenance measures.

Finally, it was observed that approximately 25,000 m² (6%) of the lots are in very poor condition. These lots include the remaining two lots at the Conexus Art Centre (lots 3 and 4) which are currently in the progress of being replaced, Wascana Pool, and the Central Depot at 3201 Broad Street. These lots have shown significant structural failures and will require complete reconstruction in the short-term.

3.2 CONCRETE AND ASPHALT SIDEWALKS AND PATHWAYS

As part of the overall condition assessment, all concrete and asphalt sidewalks and pathways were assessed.

3.2.1 Existing Sidewalk and Pathway Network

Wascana Centre is a showcase for the City of Regina, and major destination for outside recreational activities for the City. As such, there is an extensive network of pedestrian sidewalks and pathways throughout the park. The park has a long path system where pedestrians can walk along the entire parameter of Wascana Lake, as well as a vast network of paths to each facility and tourist destination. As seen in Table 3-8, there are approximately 25.2 km of concrete pathways, and 10.2 km of asphalt pathways, providing the park a network of paths ranging over 35 km. Appendix C contains maps of the sidewalk and pathway network in each of the eight maintenance areas.

Table 3-8
Length of Sidewalks and Pathways in each Area

	Length (m)		
	Concrete	Asphalt	Total
Area 1	2277	2429	4706
Area 2	1129	0	1129
Area 3	7537	1970	9507
Area 4	1923	1420	3343
Area 5	0	1220	1220
Area 6	530	440	970
Area 7	10,750	2364	13,114
Area 8	1005	312	1317
Total	25,151	10,155	35,306

The majority of the sidewalks and pathways in the park are located in and around the University Campus in Area 7. Second to that there is also an extensive network in Area 3, which provides paths along Wascana Lake, as well as connecting buildings from the Legislature to the Wascana Rehabilitation Centre. The remaining pathways are distributed across the remaining areas.

3.2.2 Field Assessment Results

A field evaluation was completed on June 6 to 8, 2012 to assess the sidewalk and pathway network lot network within Wascana Centre. Similar to the roads, the field evaluation involved completing a visual distresses survey of the sidewalk surface, as well as commenting on any additional anomalies.

The condition rating was completed using a similar process as the road network. Two people utilized an ATV to travel throughout the park and evaluate the condition of the sidewalks and pathways. Although the sidewalks and paths have some similar distresses to the roads, they are quite different, so the PCI rating system cannot be used. As such, the condition rating system was evaluated on a scale of 5 to 1. A value of 5 would be concrete/asphalt in perfect condition and a value of 1 would be for concrete/asphalt in the worst possible condition. Table 3-9 provides a general description of each condition class.

**Table 3-9
General Description of Sidewalk and Pathway Condition Ranges**

Condition	Condition	General Description
5	Very Good	Sound physical condition. Very smooth. Asset likely to perform adequately without major work well into the long-term.
4	Good	Acceptable physical condition. Smooth with few bumps or depressions. Minimal short-term failure risk. Minimal maintenance required.
3	Fair	Deterioration evident. Surface is reasonably comfortable, but more trip hazards, bumps or depressions starting to form. Minor components or isolated sections need replacement. The asset still provides an adequate level of service. Work required, but asset is still serviceable.
2	Poor	Advanced deterioration of the path. Surface is uncomfortable with frequent trip hazards, bumps or depressions. Likely need to replace most of the asset. Substantial maintenance work require in the short-term.
1	Very Poor	Failure imminent or failed. Surface very uncomfortable, with constant trip hazards, bumps and depressions. Immediate need to replace most of the asset. Major work or replacement required.

In addition to the condition rating, the specific number of trip hazards was recorded in each segment. Depending on the extent of the trip hazard, they can be unsafe to the general public. If someone falls and injures themselves because a municipality has not reasonably managed the trip hazard, they can become a liability. Many municipal jurisdictions monitor the number of trip hazards throughout their path network, and develop yearly action plans to eliminate trip hazards. The trip hazards were collected for WCA and included in the database for future use and planning.

Similar to the road network, prior to completing the assessment, the sidewalk and pathway network was divided into manageable segments, which can be seen in the database in Appendix B. The segments were developed based on the surface type (asphalt, concrete, exposed aggregate concrete or paving stone), as well as similar surface characteristics. Each segment was given a unique identifier, so that information for each segment can be maintained in a database. Overall, the pathway network was divided into 286 segments throughout Wascana Centre.

3.2.3 Sidewalk and Pathway Condition Assessment

Each sidewalk and pathway segment in each maintenance area was categorized into the Condition Ranges listed in Table 3-9. The length of each concrete and asphalt path in each PCI range in each of the maintenance areas can be seen in Table 3-10 and Table 3-11, respectively. These results are illustrated in the maps in Appendix C. The detailed distress observations for each sidewalk and pathway segment can be found in the database in Appendix B.

Table 3-10
Length of Concrete Sidewalks and Pathways per Condition Rating per Area

Condition	Length (m)				
	5	4	3	2	1
Area 1	149	1862	266	0	0
Area 2	145	984	0	0	0
Area 3	1,385	5,086	921	145	0
Area 4	250	1538	135	0	0
Area 5	0	0	0	0	0
Area 6	0	530	0	0	0
Area 7	5794	3623	1,119	214	0
Area 8	375	360	270	0	0
Total	8098	13,983	2711	359	0
Percent of Total	32%	56%	11%	1%	0%
Number of Trip Hazards	27	320	88	24	0

In general, the condition of the concrete sidewalks and pathways throughout the park is very good. As seen in Table 3-10, 24.8 km (99%) of the concrete sidewalks and pathways were rated as Condition Rating 3 or better. Based on the existing condition of the concrete sidewalks and pathways, it provides the users a very high level of services. The concrete sidewalks and pathways

in Condition Rating 3, 4 and 5 will not require any major reconstruction in the near term. However, maintenance will be required to reconstruct any isolated sections and reduce trip hazards. There are approximately 435 trip hazards that will require a maintenance strategy. Trip hazards are typically fixed by grinding down the trip, or mud jacking the slab. In severe cases, panels are completely removed and reconstructed.

There is one area of gravel path that is a safety concern by the Trafalgar Overlook entrance. This area has a significant drop from the edge of the path down to the ground below. It is a safety concern that could be addressed with a guard rail like the one installed near the skate park.

There were only 359 m (1%) of the concrete sidewalks and pathways that were rated as poor. They can be found by the Sound Stage in Area 1 and the sidewalk leading up to Washroom #4 in Area 4. These sidewalks and pathways would be more severely distressed (cracks, spalling, etc.). Similar maintenance measures can be applied to the Class 2 sidewalks and pathways, such as grinding trip hazards and replacing severely cracked and spalled sidewalk segments.

Table 3-11
Length of Asphalt Pathways per Condition Rating per Area

Class	Length (m)				
	5	4	3	2	1
Area 1	920	702	453	267	87
Area 2	0	0	0	0	0
Area 3	265	1135	570	0	0
Area 4	790	150	0	0	480
Area 5	0	0	1050	170	0
Area 6	0	0	440	0	0
Area 7	90	467	1652	155	0
Area 8	38	0	274	0	0
Total	2103	2454	4439	592	567
Percent of Total	21%	24%	44%	6%	5%
Number of Trip Hazards	2	1	38	8	10

The asphalt pathways throughout the park are in reasonable condition. As seen in Table 3-11, 9 km (89%) of the asphalt paths are in Condition 3 or better. However, when compared to the concrete sidewalks and pathways, there are only 45% in Condition 4 and 5, relative to 88% in the concrete sidewalks and pathways. As such, the asphalt pathways will require more improvements much sooner than the concrete paths. The asphalt pathways in Condition 4 and 5 are generally in good condition and smooth, and will only require minimal maintenance in the near term. However, it will be important to be proactive and seal cracks to prevent the cracks from expanding and creating local depressions.

A majority of the asphalt pathways in the park are in Condition 3. These pathways are showing more distresses, and the surface is not as smooth as it once was. For example, when roller blading, it would be vibrate due to the aggregate exposure. However, overall the pathways would generally be structurally sound. Similar to the Condition 4 and 5 pathways, it will be important to be proactive and seal cracks and fix areas with concentrated local depressions. Depending on the level of service WCA wants to provide to the public (i.e. smooth when roller blading, or smooth when biking, running), WCA will need to consider how soon they want to start resurfacing these pathways. It would be suggested to look at resurfacing the pathways in Condition 3 that are in the worst shape in high priority areas.

There are approximately 1.2 km (11%) of the pathways that are in poor or very poor condition. Pathways around the Canada Games Complex in Douglas Park, the Wascana Pool and the area in front of the T.C Douglas Building are rough and exhibit a number of distresses throughout. The pathways in very poor condition (Condition 1) will need to be reconstructed due to the significant distresses and structural failures in the pathway. It should be planned to reconstruct the pathways in Condition 2 as well. However, a detailed evaluation can determine if the structure is sound, and the surface may simply need to be replaced.

3.3 POTABLE WATER DISTRIBUTION SYSTEM (DESKTOP REVIEW)

A desktop review of the potable water distribution system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

According to WCA personnel, each building owner is responsible for the water lines which service their buildings. WCA is responsible for the maintenance and replacement of lines that service WCA facilities as well as potable water irrigation services in areas where lake water is not sourced for irrigation. Irrigation distribution systems were reviewed by others and not included within the scope of this report. All potable water to the park is supplied by the City of Regina through multiple connections to their system.

Out of the total potable water system information that has been obtained, ownership has been identified for 70% of this total. WCA owns and maintains approximately 75% of the potable water system identified. The remaining percentage is either owned and maintained by the City of Regina or is a service connection to a building which would be the building owner's responsibility to maintain.

There is no single source of detailed mapping of the potable water system for Wascana Centre. The review involved combining data from the City of Regina, WCA, University of Regina and Innovation Place.

3.3.1 Area 1

This area contains a number of potable water mains and services. Generally the lines branch off the City of Regina's system from the surrounding streets. They provide potable water and fire protection to the buildings located within this area. WCA is responsible for the maintenance and replacement of lines that service their facilities which include the Area 2 Service Depot, Washroom #3, and the Willow Island Washroom. The City of Regina owns and maintains the lines that service the Wascana Pool. The other building owners in the area would be responsible for the maintenance and replacement of lines that service their buildings.

From the information obtained, ownership has been identified for 49% of this area. Out of the total ownership identified, WCA owns and maintains 43% of the potable water system in this area.

The known water main sizes range from 25 mm diameter to 250 mm diameter with materials of Polyethylene (PE), Asbestos Cement (AC), Polyvinyl Chloride (PVC), Cast Iron (CI) and Steel. The installation dates vary from 1953 to 2003 with the known average being newer than 1974.

3.3.2 Area 2

This area contains potable water lines servicing the buildings within the area. WCA would be responsible for the maintenance and replacement of lines that service Wascana Place and the Wascana Marina Building. The water line servicing the HMCS Queen Building connects to the City system on Broad Street. Maintenance and replacement of this line would be the responsibility of the building owner.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 83% of the potable water system in this area.

The known water main sizes range from 25 mm to 150 mm diameter with materials of PE, Copper (Cu) and AC. The known installation dates vary from 1965 to 1979 with the known average being newer than 1972.

3.3.3 Area 3

Several potable water mains branch from the City of Regina system along Albert Street, 23rd Avenue and Broad Street into the park. This area contains multiple buildings including the Saskatchewan Legislature, Walter Scott Building, Mackenzie Art Gallery, Wascana Rehabilitation Centre, Lloyd Place, and TC Douglas Building. WCA has three maintenance buildings plus two washroom facilities with water service connections to maintain in this area.

From the information obtained, ownership has been identified for 60% of this area. Out of the total ownership identified, WCA owns and maintains 85% of the potable water system in this area.

The water main sizes vary from 100 mm diameter to 300 mm diameter with materials varying from AC, PVC, CI and PE. The installation dates are approximately from 1952 to 2009 based on the information provided by WCA and City of Regina.

The known water main sizes range from 40 mm to 200 mm diameter with materials of PVC, Cu and AC. The known installation dates vary from 1969 to 1985 with the known average being newer than 1987.

3.3.4 Area 4

This area contains multiple potable water mains that connect to the City of Regina system along Broad Street and 19th Avenue and service the SaskPower Operation Support building, Science Centre & IMAX Theatre. WCA has two washroom facilities and the Goosehill Service Depot to maintain in this area. The City has a 450 mm diameter main that runs under the lake from the proximity of the Science Centre to the proximity of the Conexus Arts Centre.

From the information obtained, ownership has been identified for 78% of this area. Out of the total ownership identified, WCA owns and maintains 38% of the potable water system in this area.

The known water main sizes range from 40 mm to 450 mm diameter with materials of PVC, Cu and AC. The known installation dates vary from 1965 to 1985 with the known average being newer than 1970.

3.3.5 Area 5

This area contains two main potable water mains that are connected to the City of Regina's system along Broad Street and service the Conexus Arts Centre and multiple fire hydrants in that area for fire protection. WCA has no washroom facilities or service depots that would require maintenance in this area.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 45% of the potable water system in this area.

The known water main sizes range from 150 mm to 450 mm diameter and are AC. All lines with the exception of the City feeder main were installed in 1969.

3.3.6 Area 6

This area contains one main system that is connected to the City of Regina's system along McDonald Street and Douglas Park Crescent and mainly supplies the Area 4 Service Depot, Overwintering Structure, Maintenance Shop, and Greenhouse Complex. It also supplies the area with multiple fire hydrants for fire protection and two washroom facilities in this area. WCA would be responsible for the maintenance and replacement of the system that services the washroom

facilities, Maintenance Shop, Area 4 Service Depot, Greenhouse Complex and Overwintering Structure in the area.

From the information obtained, ownership has been identified for 98% of this area. Out of the total ownership identified, WCA owns and maintains 100% of the potable water system in this area.

The known water main sizes range from 50 mm to 200 mm diameter with materials of PE and AC. The known installation dates vary from 1959 to 1961.

3.3.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.

3.3.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.4 SANITARY SEWER SYSTEM (DESKTOP REVIEW)

A desktop review of the sanitary sewer system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

According to WCA personnel, each building owner is responsible for the sanitary sewer lines which service their buildings. WCA is responsible for the maintenance and replacement of lines that service WCA facilities. All sanitary sewage from WCA area flows to the City of Regina system where it goes through their treatment and disposal system.

Out of the total sanitary sewer system information that has been obtained, ownership has been identified for 78% of this total. WCA owns and maintains 54% of the sanitary sewer system identified. The remaining percentage is either owned and maintained by the City of Regina or is a service connection to a building which would be the building owner's responsibility to maintain.

There is no single source of detailed mapping of the sanitary sewer systems for Wascana Centre. The review involved combining the data from the City of Regina, WCA, University of Regina and Innovation Place.

3.4.1 Area 1

This area contains a number of sanitary sewer mains and services. There are three large diameter trunk mains, 675 mm diameter Reinforced Concrete (CONC), 600 mm diameter Vitreous Clay Tile (VCT) and 750 mm diameter CONC, which run through Area 1 and are owned and maintained by the City of Regina. Each building in this area is serviced with sanitary sewer with connections to the City system. WCA's responsibility would be for the maintenance and replacement of the lines that service their facilities which include the washroom facilities near Wascana Pool and on Willow Island in addition to the Area 2 Service Depot.

From the information obtained, ownership has been identified for 84% of this area. Out of the total ownership identified, WCA owns and maintains 8% of the sanitary sewer system in this area.

Excluding the City trunk mains, the sewer main sizes range from 100 mm diameter to 200 mm diameter with materials varying from PVC, VCT and PE. The installation dates vary from 1954 to 2004 based on the information provided by WCA and City of Regina.

3.4.2 Area 2

Area 2 contains sanitary sewer lines servicing the four buildings within this area. WCA would be responsible for the maintenance and replacement of lines that service Wascana Place and the Wascana Marina Building. The sanitary line servicing the HMCS Queen Building connects to the City system on Broad Street. The building owner would be responsible for the maintenance and replacement of this line.

From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 75% of the sanitary sewer system in this area.

The sizes range from 75 mm diameter to 200 mm diameter with materials of ABS, PVC, VCT and CONC. The installation dates are approximately 1954 to 2008. Information about the installation dates were provided by Wascana Centre Authority and the City of Regina.

3.4.3 Area 3

This area contains several buildings including the Saskatchewan Legislature, Walter Scott Building, Mackenzie Art Gallery, Wascana Rehabilitation Centre, Lloyd Place and TC Douglas Place that connects directly to the City of Regina system. These lines are primarily maintained by the building owners. WCA is responsible for the sanitary sewer service to the two washroom facilities as well as the Area 1 Service Depot and the Central Depot in the area.

From the information obtained, ownership has been identified for 68% of this area. Out of the total ownership identified, WCA owns and maintains 84% of the sanitary sewer system in this area.

The sizes range from 100 mm diameter to 450 mm diameter with materials ranging from PVC, VCT and CI. The installation dates range approximately from 1975 to 1987 based on the information provided by WCA and City of Regina.

3.4.4 Area 4

Area 4 has sanitary sewer lines servicing the SaskPower Operation Support building, Science Centre and IMAX Theatre. The building owner would be responsible for the repair and maintenance for these two buildings. WCA would be responsible for sanitary sewer service to the two washroom facilities and the Goosehill Service Depot.

From the information obtained, ownership has been identified for 75% of this area. Out of the total ownership identified, WCA owns and maintains 83% of the sanitary sewer system in this area.

The sizes range from 75 mm diameter to 200 mm diameter with materials including VCT and PVC. The installation dates range from 1953 to 1966 from the information provided by WCA and City of Regina.

3.4.5 Area 5

Area 5 has one main sanitary sewer line servicing the Conexus Arts Centre. The sewage from the Conexus Arts Centre is pumped from the building to a manhole on Broad Street where it flows by gravity to the City system. The building owner would be responsible for repair and replacement of this line. From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 33% of the sanitary sewer system in this area. The size of this line is 100 mm diameter with a material of AC. The installation date for this line was in 1969 from the information provided by WCA and City of Regina.

3.4.6 Area 6

Area 6 has one main sanitary sewer line servicing the two washroom facilities for the Canada Games Athletic Complex in this area. From the information obtained, ownership has been identified for 100% of this area. WCA owns and maintains 89% of the sanitary sewer system in this area. The size for this line is 200 mm diameter with the material VCT installed from 1958 to 1961 from the information provided. WCA has the Greenhouse Complex, Maintenance Shop, Area 4 Service Depot and Overwintering Structure which are serviced with three separate septic tanks.

3.4.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.

3.4.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.5 STORM SEWER SYSTEM (DESKTOP REVIEW)

A desktop review of the storm sewer system within WCA Governed Areas was conducted. WCA record drawings were supplemented with AutoCAD files of underground utilities obtained from the City of Regina, the University of Regina and Innovation Place. As well, WCA personnel were contacted to determine the extent of WCA's ownership and responsibility in managing the underground infrastructure in the park.

Out of the total storm sewer system information that has been obtained, ownership has been identified for 58% of this total. WCA owns and maintains 82% of the storm sewer system identified. The remaining percentage is either owned and maintained by the City of Regina or is another building owner's responsibility to maintain.

3.5.1 Area 1

Area 1 contains a number of storm sewers. The City of Regina has one 1950 mm diameter trunk main that runs through the park. The City of Regina would be responsible for repairs to this trunk main. The remaining drainage is handled by two larger systems and several smaller systems within this area that outfall into the Wascana Lake. Wascana Centre Authority would be responsible for the maintenance and replacement of these systems. From the information obtained, ownership has been identified for 72% of this area. Out of the total ownership identified, WCA owns and maintains 28% of the storm sewer system in this area. A number of the buildings within Wascana Centre have storm drainage systems within their sites which connect to the City systems or one of the WCA systems. The sizes range from 200 mm diameter to 600 mm diameter with materials of Corrugated Steel pipe (CSP), CONC, PVC, and VCT. The installation dates also vary from approximately 1950 to as new as 1990 based on the information provided by WCA and City of Regina.

3.5.2 Area 2

This area contains a number of storm sewers which drain Wascana Drive and the parking lots surrounding the four buildings in this area. These systems all discharge directly into Wascana Lake. There are five separate outfalls to Wascana Lake from these WCA systems. The City of Regina has two systems which flow through the area and discharge to Wascana Lake; one near the extension of Regina Ave and one near the Broad Street Bridge. From the information obtained, ownership has been identified for 100% of this area. Out of the total ownership identified, WCA owns and maintains 71% of the storm sewer system in this area. The sizes range from 250 mm

diameter to 375 mm diameter with materials of CONC, VCT and CSP. The installation dates are approximately from 1965 to 1974 based on the information provided by Wascana Centre Authority and the City of Regina.

3.5.3 Area 3

This area contains a large network of storm sewers which drain the parking lots and roads within the area. Some of these systems flow to the City of Regina's system on Broad street or Albert Street. The inner areas drain into Wascana Lake. There are a number of outfalls to the lake in this area. From the information obtained, ownership has been identified for 40% of this area. Out of the total ownership identified, WCA owns and maintains 92% of the storm sewer system in this area. The sizes range from 150 mm diameter to 1050 mm diameter with materials ranging from CONC, PVC, VCT and CSP. The installation dates range from 1952 to 1990 based on the information provided by WCA and City of Regina.

WCA staff advised that two Provincial Government buildings had been discharging runoff through outfalls at the South Shore Overlook causing ice to buildup in the pipes during winter. The issue may have been resolved recently and will be monitored in Winter 2013.

3.5.4 Area 4

Area 4 contains three larger networks plus three small networks of storm sewers which discharge directly from the parking lots and roads into the Wascana Lake. The City of Regina have a number of storm sewers that range from 1800 mm diameter concrete to 600 mm diameter concrete that drain through and discharge directly into the Wascana Lake. The City of Regina would maintain and replace these mains. From the information obtained, ownership has been identified for 90% of this area. Out of the total ownership identified, WCA owns and maintains 82% of the storm sewer system in this area. WCA storm sewer system pipe sizes range from 750 mm diameter to 200 mm diameter with materials of VCT, CONC and PVC. The installation dates vary from 1957 to 1980 based on the information provided by Wascana Centre Authority and the City of Regina.

3.5.5 Area 5

Area 5 contains four main drainage systems which discharge directly from the parking lots into Wascana Lake. Portions of the storm sewer systems are being upgraded in 2012 in conjunction with parking lot reconstruction around the Conexus Arts Centre. PVC was used as a material with the size being unknown. From the information obtained, ownership has been identified for 98% of this area. Out of the total ownership identified, WCA owns and maintains 96% of the storm sewer system in this area. The rest of the storm system that drains the remaining parking lots has materials of VCT and CONC. The installation date for the remaining system is approximately 1969 from the information provided by WCA and City of Regina.

3.5.6 Area 6

Area 6 has two main storm systems. One drains directly into the City of Regina's network along Douglas Park Crescent. The second system drains directly to Wascana Lake. This system drains everything from the ball diamond and athletic track in this area. From the information obtained, ownership has been identified for 65% of this area. Out of the total ownership identified, WCA owns and maintains 100% of the storm sewer system in this area. The materials used in this area are primarily CONC and VCT. The dates of installation range from 1958 to 1984 with the sizes ranging from 200 mm diameter to 600 mm diameter based on the information provided by WCA and City of Regina.

3.5.7 Area 7

Area 7 is a part of the University of Regina with an intricate network of storm sewer, sanitary sewer and potable water in this area. WCA has one service depot in this area but the University would maintain and replace all the services.

3.5.8 Area 8

Area 8 is a part of the SIAST Campus with a small network of storm sewer, sanitary sewer and potable water in this area. It mainly services the SIAST Campus and the Wascana Campus Parkway Centre. WCA has no buildings in this area. SIAST would maintain or replace any services in this area.

3.6 RETAINING WALLS AND SHORELINE PROTECTION

3.6.1 North Shore Retaining Wall (Area 1)

The north shore retaining wall was constructed in 2004 and is constructed of concrete panel sections and concrete wall sections on piles with an exposed aggregate finish. In general, the wall is in good condition and at the northeast a void is to be filled behind the wall.



3.6.2 East Shore Retaining Wall by Willow Island (Area 2)

The retaining walls along the shore adjacent to the Willow Island Overlook were constructed in 1964 and are cast in place concrete on piles with an exposed aggregate finish. In general, the walls are in good condition, however vertical cracks along control joints have developed and the cracks require sealant to prevent water migrating into the concrete.



3.6.3 Pine Island Main Shoreline (Area 3)

Pine Island was constructed in 2004. The shoreline is protected by a series of gabion baskets and they are in fair condition. At the southwest corner, gabions have shifted and deformed. Gabion baskets are damaged and missing rocks along the west side. The terraced upper viewing area is constructed of cast-in-place concrete retaining walls and is in good condition.



The former bridge abutment where the new waterfall structure is supported is in fair condition and exhibits some cracking, localized damaged areas, staining and moss growth. A large vertical crack (5-10mm) at the corner between west wingwall and backwall of abutment was observed however the concrete is still sound around the crack. A large vertical crack was observed at west side of backwall (20-30 mm) and there is staining and weak concrete. On the east side of the backwall, a concrete core (300 mm deep X 100 mm diameter) was observed as well as an intermediate crack (4mm) with weakened concrete around damaged area. A large vertical crack (15-20 mm) was also measured. Along the top of the backwall, the concrete is damaged and a crack (2 mm) is located where the wingwall meets the backwall on the east side. The aged concrete requires repair.

3.6.4 Marina Retaining Walls (Area 2)

The retaining walls surrounding the marina were constructed in 1974 and consist of cast in place concrete on piles with an exposed aggregate finish. In general, the walls are in good condition.



3.6.5 Trafalgar Pedestrian Bridge Shoreline (Area 2)

The shoreline around the Trafalgar pedestrian bridge was constructed in 2002. The shoreline is protected by a series of gabion baskets and they are in good condition. Some baskets are missing rocks along the west. One basket under the west abutment of pedestrian bridge is missing significant rocks and should be replaced or refilled.

3.7 PEDESTRIAN BRIDGES

There are four pedestrian bridges in Wascana Centre and each was constructed within the last ten years. The bridges were visually inspected by a structural engineer in accordance with Alberta Infrastructure and Transportation principles. No previous inspection reports were identified. Typically, municipal pedestrian bridges are recommended to undergo a visual inspection every three to five years and a maintenance inspection annually. With proper maintenance and regular inspections, the remaining life of each of the bridges is in excess of 50 years.

3.7.1 Broad Street Pedestrian Bridge (Area 2)

The bridge was constructed in 2010 and is a three span steel girder main span bridge with cast in place deck jump spans and concrete deck. The bridge is in very good condition.



3.7.2 Albert Street Pedestrian Bridge (Area 1)

The bridge was constructed in 2004 and is a four span cast-in-place deck slab bridge. In general the bridge is in good condition.

3.7.3 Pine Island Pedestrian Bridge (Area 3)

The bridge was constructed in 2004 and is a single span steel through truss bridge with wood decking and is in good condition. Some settlement has occurred along the west sides of both approach pathways and additional granular fill is required. Timber decking at the south abutment is to be repaired, guardrail bolting at one location on the east needs tightening, and guardrail spacer blocking on the west requires replacement. Portions of the grouted rip rap at the headslopes of both abutments are missing and require replacement.



3.7.4 Trafalgar Pedestrian Bridge (Area 2)

The bridge was constructed in 2002 and is a single span steel through truss bridge with wood decking and is in good condition. The guardrail fastening on the southeast should be repaired. It was observed that the steel bearing plates were installed with a slight overhang at both abutments on the north edges; one overhangs by 8 mm and the other by 20 mm. No action is recommended at this time, but should be monitored in future inspections.



3.8 IRRIGATION PUMP HOUSES

3.8.1 Willow Island Pump House (Area 1)

Built in 1965, the pump house is integrated with the Willow Island Overlook structure.

Envelope

The structure is cast in place concrete construction. In fair condition, the concrete slab is scaled and worn and should be patched.

Interior

There are no interior partition walls; the finish inside the pump house is exposed concrete. The interior steel stairs are in fair condition; however, the intermediate landing is loose and requires re-fastening.

Conveying System

A lifting hook is cast in the ceiling in order to hoist pumps from the pumpwell below.

Mechanical

Two vertical turbine pumps are original to the facility and are in fair condition. In 2012, one of the pumps was re-built and the shaft seal lubrication was changed to water from an oil drip. The pumps are currently mounted with steel angles but the mounting on Pump 1 is loose. The pumps require installation on pump bases as recommended by the pump manufacturer; vibration will shorten the pump's service life. Gate valves and check valves are also original and are in fair condition. The 600 mm diameter slide gate valve and the screens were submerged and not accessible for review.

The remainder of the associated piping, valves and instrumentation were replaced in 1994 and are in good condition. There are ports on the discharge piping that appear to be for instrumentation that has been removed. The ports should be removed and plugs installed in the openings.

Electrical

The main distribution panel, power distribution panels, and 25 kVA transformer appear to be in good condition however auto controls for pumps are not functional. Pumps are started and stopped manually.

3.8.2 Legislative Pump House (Area 3)

Constructed in 1958, the pump house contains both irrigation pumping and cooling pumps for the Legislature powerhouse. Several modifications to the pump house have been made since 1958 including addition of the electrical superstructure in the 1970's and grating platforms at the water level and docks in 2001. The Legislative overlook structure is at a separate location and its assessment is summarized in another section.



Envelope

The lowest level of the facility is a cast in place concrete pump house. The upper level is a double wythe brick wall construction with brick exterior. The roof is cast in place concrete with an exposed sloped metal cladding roof.

Interior

The interior consists of painted concrete inside the pump house and exposed brick and concrete in the powerhouse. There are signs of staining, spalling and deterioration on the ceiling of the powerhouse. Localized rusting is observed on the ceiling of the pump house, particularly around embedded steel components.

Conveying System

A monorail complete with a ½ ton capacity hoist is mounted above the pumpwell.

Mechanical

The 600 gpm irrigation pump was installed in 1972 and is in good condition. There are two additional pumps in the station that are used for the Legislature powerhouse cooling; a vertical turbine pump and a horizontal split case centrifugal pump. These two pumps are operated by the Legislature staff. The horizontal split case pump is no longer in service and should be removed along with associated piping, check valve and isolation valve.

Valves should be replaced with manual isolation valves and one new hydraulically actuated pressure relief valve installed on the irrigation pump.

Screens were submerged and not accessible for review.

Electrical

The main transformer appears to have been replaced recently and the main panel appears to have been upgraded recently. Both are in good condition. There is debris on electrical components on the pump house level.

3.8.3 Douglas Park Pump House (Area 6)

Built in 1968, the pump house is integrated with the Douglas Park Overlook structure.

Envelope

The structure is cast in place concrete construction. In fair condition, the concrete slab is scaled and worn and should be patched.

Interior

There are no interior partition walls; the finish inside the pump house is exposed concrete. The interior steel stairs are in fair condition however the intermediate landing is loose and requires re-fastening.

Conveying System

Lifting loops are cast in the ceiling in order to hoist pumps from the pumpwell below.

Mechanical

Two vertical turbine pumps are circa 1968 and are in fair condition. In 2012, one of the pumps was re-built and the shaft seal was changed to water lubrication from an oil drip. Gate valves, check valves and screens are original and are in fair condition. The 600 mm diameter slide gate valve and the screens were submerged and not accessible for review.

The remainder of the associated piping, valves and instrumentation were replaced in 1994 and are in good condition.

Rainbird self-backwashing water filters were installed in 2010. The drain from filters goes directly to the floor. It is recommended that piping to drain the water back to the lake be installed.

Electrical

The main distribution panel, power distribution panels, and 25 kVA transformer appear to be in good condition; however, auto controls for pumps are not functional. Pumps are started and stopped manually.

3.8.4 Nursery Pump House (Area 3)

The nursery pump house is located on the south shore of the lake west of Broad Street. The original year of construction is 1962.

Envelope

The pump house structure consists of a cast in place concrete slab with cast in place walls and precast concrete roof structure.

Three louvers are located on the exterior walls; two on the south are in good condition but the north louver is damaged.

Interior

The facility has exposed concrete finish inside. There are some gaps in the precast roof planks that require sealant. The roof flashing was repaired approximately five years ago according to WCA staff. The single steel entrance door is slightly rusted along the frame.

Conveying System

A steel hoist beam is in fair condition and requires replacement in the next five years.

Mechanical

The single vertical turbine pump and the sliding gate valve that isolates the wet well from the lake are in fair condition. The remaining piping, valves and pressure indicator are in good condition. The screen was not accessible to review.



Electrical

The main distribution panel and power distribution panel appear to be in good condition.

3.9 AERATION SYSTEMS AND FOUNTAINS

3.9.1 North Aeration System and North Lake Fountain (Area 1)

The lake's north aeration system compressor and controls are housed north of the lake. The aerators and submersible fountain pump are installed at the bottom of the lake. The aeration system and fountain were installed in 2004.



Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof.

The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components. An exhaust fan should be considered to assist in removing waste heat generated by the equipment from the building.

Rotameters which measure the air flow in the aerators have become filled with debris from the compressor and are no longer functional. The pressure gauge has also been damaged by high temperatures and debris from the compressor and requires replacement. According to WCA operations staff, the aerators and instrumentation were installed in 2004.

The aerators and the fountain submersible pump are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that on if the submersible fountain pumps had failed due to the pump type and installation, and one of the aerators is blocked. The submersible pump selection should be reviewed to ensure it is the proper type of pump for the intended purpose.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.9.2 South Aeration System and Trafalgar Fountain (Area 2)

The lake's south aeration system compressor and controls are housed in a building under the Trafalgar Overlook. The aerators and submersible fountain pump are installed at the bottom of the lake. The aeration system and fountain were installed in 2002.



Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof. The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components. Rotameters which measure the air flow in the aerators have become filled with debris from the compressor and are no longer functional. The pressure gauge has also been damaged by high temperatures and debris from the compressor and requires replacement. According to WCA operations staff, the aerators and instrumentation were installed in 2004. An exhaust fan should be considered to assist in removing waste heat generated by the equipment from the building.

The aerators and the fountain submersible pump are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that one of the submersible fountain pumps had failed due to the pump type and installation. The submersible pump selection should be reviewed to ensure it is the proper type of pump for the intended purpose.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.10 WATERFALLS

3.10.1 Pine Island Waterfall System (Area 3)

The waterfall system at Pine Island is housed in a building adjacent to the waterfall. Waterfall works were installed in 2004.

Waterfall Structure

The waterfall trough is fastened to an existing cast in place concrete bridge abutment and a walkway passes underneath the waterfall. It consists of galvanized steel HSS 102X102 at 1350 on centre, wide flange beams,



steel plate/deck, aluminum railing and FRP grating.

Envelope and Interior

The aeration equipment is supported on a slab on grade complete with architectural concrete block walls and a flat concrete roof. The concrete slab is unpainted and the interior has painted plywood on the walls and ceiling. The building is in good condition.

Mechanical

The reciprocating air compressor is in good condition. However a blower may be a better solution than a reciprocating compressor to supply air for the aerators. The compressor has a low efficiency and most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.

The self-priming waterfall pump had failed shortly before the site assessment – the pump was new and being run for the first time.

An out of service compressor should be removed from the facility.

The aerators are installed at the bottom of the lake and were not accessible for review. However, WCA operations staff reported that one of the aerators is blocked.

Electrical

The main distribution panel, power distribution panels, and transformer appear to be in good condition.

3.11 DOCK SYSTEMS

3.11.1 Wascana Marina Dock System (Area 2)

The Wascana Marina docks are constructed of 2x6 pressure treated plywood decking with 2'x6' cross members at 2' on centre. There are 24 docks. Year of construction is unknown. Some light damage is visible. Metal connections are in good shape, some localized rust. Dock #14 South (not labelled) has a chipped and damaged connection to Dock #14 West Dock that should be repaired.



3.11.2 Willow Island Dock System (Area 1)

At the Willow Island overlook on the mainland and at Willow Island, the dock systems each consist of cast in place concrete slabs and steel mooring posts anchored to the slabs. The mainland structure was installed in 1964. The slab at Willow Island was recently reconstructed and WCA staff advise that the wooden access ramp will be replaced soon. Both docks are in



good condition. The slab on the mainland is cracked and the concrete bench on the slab is also cracked. The railing down to the dock is damaged and requires repair. Mooring posts on the mainland slab are loose and require tightening.

The ferry dock system is south of the Willow Island overlook and accessible through a gate. Public is not allowed access. It consists of four floating wood framed sections and a ramp framed in wood with expanded metal mesh for slip resistance. The ramp is designed to be movable in order to avoid ice damage. Two sections of dock against the shore are in poor condition and could be replaced with a permanent structure fixed to the shore. The year of construction is not known.

3.11.3 Wascana Canoe Club Dock System (Area 2)

There are seven floating docks at the Wascana Canoe Club. Year(s) of construction are unknown. Four docks are constructed of 2'x6' decking supported on 2'x8' cross members at 2' on centre atop plastic flotation bins. Two docks are constructed of plywood on two layers of 2'x6' framing, and one dock is constructed with plywood on 2'x6' framing with 2'x4' side rails. There is also a small length of gabion retaining wall system along the north area. Four of the docks are in fair to poor condition due to deteriorated timbers and connections either missing or damaged.



3.12 LAKE OVERLOOKS

3.12.1 Douglas Park Overlook (Area 6)

The overlook was constructed in 1968 and is integrated with the Douglas Park Pump House structure. The overlook portion of the facility consists of a cast in place concrete deck in a circular shape with a monolithic concrete perimeter wall atop the pump house. The overlook is in fair condition but requires attention in several locations. The gravel should be re-graded and vegetation be removed at the entrance to minimize the step up to the overlook deck slab. The membrane protecting the concrete deck has worn and requires replacement. The concrete deck slab and perimeter wall is pocked and cracked. One of the stairs down to the lower concrete deck is severely damaged and requires replacement. The retaining walls adjacent to the structure exhibit vertical cracks at control joints and require sealant to prevent water migration.



3.12.2 South Shore Overlook (Area 3)

The overlook is built of steel support beams, wood framing, and composite decking supported on concrete foundations. Year of construction is not known. It is in fair condition due to the condition of the concrete piles – three out of four concrete piles are cracked at the top and require repair.



3.12.3 Legislative Overlook (Area 3)

The overlook was constructed in 1980 and is constructed out of cast in place concrete walls, benches and planters. The slab consists of sections of cast in place concrete and red brick. There are several locations where the brick is damaged and needs to be replaced.



3.12.4 Albert Street Pedestrian Bridge Overlook (Areas 1 & 3)

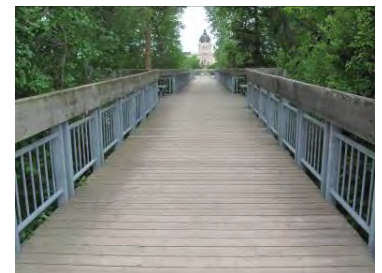
The overlooks are the approaches to the pedestrian bridge. Built in 2004, they are constructed of cast in place concrete slabs and precast concrete wall panels with an asphalt surfacing. In general the overlooks are in good condition. One image fastened to a decorative panel at the south is loose.

3.12.5 Willow Island Overlook (Area 1)

The overlook was constructed in 1964 and is integrated with the Willow Island Pump House structure. The overlook portion of the facility consists of a cast in place concrete deck in a circular shape with a monolithic concrete perimeter wall atop the pump house. Considered in fair condition, the approach slab has settled and cracked in several locations and should be mud-jacked. The membrane protecting the concrete deck has worn and requires repair or replacement.

3.12.6 Trafalgar Overlook (Area 2)

The overlook was built in 1987 and is constructed of timber framing and decking supported by a cast in place concrete abutment and nine cast in place concrete piers. The structure is in good condition however broken planks at the south end of the overlook require replacement.



3.12.7 Broad Street Pedestrian Bridge Overlook (Areas 2 & 3)

The overlooks are the approaches to the pedestrian bridge and the Broad Street Underpass. Built in 2004, they are constructed of cast in place concrete slabs and retaining walls. In general the overlooks are in good condition.



3.12.8 Candy Cane Park Overlook (Area 4)

The overlook was constructed in 1968 and consists of steel framing, timber decking and concrete pile supports. In fair condition overall, there are indications that the abutment foundation wall may have moved and requires stabilization.

A steel bearing plate at the abutment has crushed the grout underneath; therefore the grout requires replacement and the anchor bolts should be repaired. The timber decking also requires repainting and localized repairs.



3.13 NATURAL GAS DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskEnergy has a small network of natural gas lines that run throughout the Wascana Park. These lines service a number of different buildings and pump houses throughout this area. SaskEnergy is responsible to maintain and replace all lines in this area.

3.14 POWER DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskPower has a number of underground and above grade power lines running through Wascana Centre. These lines service numerous buildings, as well as lights and electrified parking stalls. According to WCA personnel, SaskPower would maintain and replace lines entering the park and servicing facilities in this area, and WCA is responsible for the power feeds to the street lights.

3.15 COMMUNICATIONS DISTRIBUTION SYSTEM (DESKTOP REVIEW)

SaskTel has a small network of phone and fibre optic lines that run throughout the eight areas in Wascana Park. These lines provide the buildings within this area with phone, internet and cable. SaskTel is responsible to maintain and replace all lines in this area.

3.16 STREET LIGHTING (DESKTOP REVIEW)

There are at minimum 1570 lighting fixtures installed along the roads, pathways and parking lots throughout Wascana Centre. The majority of fixtures (63.6% calculated in a 1985 report) are Single Globe Units. This style of fixture has been modified over the years in order to minimize damage due to vandalism and is the preferred light style in Wascana Centre. At least 16 other types of lights have been installed in Areas 1

through 8.

WCA is responsible for the replacement of lamps and globes in Areas 1 through 6. Approximately 5% of globes per year are replaced. A higher percentage of lamps are replaced as needed. Other electrical concerns are addressed by electricians or electrical engineers as required.

3.17 TRAFFIC SIGNS (DESKTOP REVIEW)

All traffic signs require authorization by Wascana Centre Authority Board in accordance with the Wascana Centre Bylaw #18 for Traffic Signs. Therefore WCA is required to maintain detailed plans of all regulatory and information signs throughout the park. At present there are at least 925 traffic signs in the park.

According to WCA personnel, WCA fabricates and installs all replacement signs for all areas with the exception of the University of Regina and Innovation Place (Area 7). Replacement of damaged or missing signs is one of several tasks that maintenance personnel are responsible for and thus timing of the sign installation is based on availability. The University of Regina and Innovation Place hires WCA to fabricate signs on a cost recovery basis. The University and Innovation Place personnel install signs within their areas.

In general, the signs are in fair condition. A number of signs intersecting with Broad Street, Albert Street and College Avenue have recently been upgraded to be compliant with Transportation Association of Canada (TAC) standards. The majority of signs within the park are aesthetically consistent; however the regulatory signs are not TAC compliant in terms of size, visibility and reflectivity.

4 Assessment Methodology

The assessment of the buildings and infrastructure was performed in a manner consistent with asset management techniques outlined in the National Guide to Sustainable Municipal Infrastructure (InfraGuide).

The reviews were conducted in order to determine the visual condition of the buildings and infrastructure at an asset component level. As noted in the previous section, engineers and technical staff in the disciplines of mechanical, electrical, structural, and civil evaluated the buildings and infrastructure.

The engineers and technical staff reviewed the age, current condition, operating status, and individual criticality of components, and gathered further information in relation to potential remedial measures required for each asset. Through the assessments, a list of items have been identified that need to be addressed, in the short term, medium term and long term, to maintain the current level-of-service provided by WCA and to avoid reactive capital maintenance practices.

For the benefits of the assessments to be fully realized, this document and its findings should be integrated into a formalized asset management plan for WCA staff to reference. This will ensure that future decisions are made on the best available and most current information.

4.1 BUILDING AND SURFACE INFRASTRUCTURE ASSESSMENT TERMINOLOGY

This report is dependent on the asset inventory and condition assessment that was provided by the project team technical experts using objective data that accurately represents the existing assets at the time of inspection. The supplied asset inventory contains the following asset specific information. Careful regard was paid to the inclusion of information that was considered valuable from a functional end use perspective: Refer to Appendix B for the asset inventory databases.

Component Description – individual asset description (137 individual assets in the LLPS, see database)

Install Date – the approximate installation or in-service date of an asset

Asset Valuation – modern equivalent asset replacement cost including supply and install; today's dollars

Assessment Date – date the asset was inspected

Inspected By – name of inspector

Overall Condition – numeric value ranking the general condition of the asset (see below):

1 = Good – no work required; no dollar amount; perform normal maintenance

2 = Minor Defect – repair or maintenance required; dollar amount

3 = Replacement – replacement required; full asset replacement cost

Frequency of Failure – numeric value ranking the reliability of an asset (see below):

1 = Rare – asset may fail in exceptional circumstances but has not occurred in the past

2 = Unlikely – asset could fail at some time and has occurred less than once every five to ten years; asset has been refurbished or rebuilt

3 = Possible – asset has failed and may fail once every year; asset is beginning to approach the end of its service life

4 = Likely – asset has failed and may fail every quarter; asset is near the end of its service life

5 = Imminent – asset has failed and continues to fail on a monthly or frequent basis; asset has exceeded its service life

Consequence of Failure – numeric value ranking the ramification of an asset failing:

1 = Insignificant – no injuries or illness; no environmental impact; population is unaffected; minor investment required (current O & M budget)

2 = Minor – potential injuries or illness; minor environmental impact; low or no impact to population; unplanned investment would be required to repair/replace but could be covered by current budget

3 = Significant – minor injuries or illness; easily reversible environmental impact; small population affected for short period of time; unplanned investment would be required to repair/replace (\$25,000 - \$100,000); non-compliance

4 = Major – severe injury or health hazards; significant and/or not easily reversible environmental impact; small population affected for extended period of time or large population affected for a minimal amount of time; unplanned investment would be required to repair/replace (\$100,000 - \$250,000); basement flooding

5 = Catastrophic – death or serious injury; severe and irreversible contamination; large population affected for extended period of time; significant unplanned investment would be required to repair/replace (greater than \$250,000)

Comments – general notes about the asset and recommendations where applicable

Asset Repair Cost – estimated cost to repair a damaged asset; today's dollars

Data for each asset was collected on standardized inspection sheets. The information from the inspection sheets was input into a database for further analysis and result development.

4.2 PAVEMENT ASSESSMENT TERMINOLOGY

During the condition assessment, each road segment was driven a minimum of two times near the posted speed limits to allow the capture of distress and condition data. Refer to databases in Appendix B. A description of each ASTM condition distress indicator collected, and its causal effect are as follows:

Alligator Cracking – a series of interconnecting cracks caused by fatigue of the asphalt concrete (AC) under repeated traffic loading.

Bleeding – a film of bituminous material on the pavement surface that creates a shiny, glasslike, reflecting surface that can be sticky and is caused by excessive amounts of asphaltic cement, tar, or sealant in the AC mix or low air void content.

Depression – localized pavement surface areas with elevations slightly lower than those of the surrounding pavement caused by the settlement of the foundation soil or a result of improper construction.

Shoulder Drop-Off - the difference in elevation between the pavement edge and the shoulder caused by erosion, shoulder settlement or building up the road without adjusting the shoulder level.

Longitudinal and Transverse Cracking – cracks that are parallel to the pavement's centreline (longitudinal) or extend across the pavement at right angles (transverse) caused by poorly constructed paving lane joints, shrinkage of AC, or reflective cracks caused by cracking beneath the surface course.

Patches – an area of pavement that has been replaced with new material to repair the existing pavement and subsequently will not perform as well as the original pavement section.

Potholes – bowl shaped depressions in the pavement surface that generally have sharp edges and vertical sides near the top of the hole caused by severe alligator cracking and the freeze-thaw effect of water within the road structure.

Rutting – surface depression in a wheel path caused by the permanent deformation in a pavement layer or subgrade usually resulting from consolidated or lateral movement of materials due to traffic loading.

Shoving – permanent longitudinal displacement of a localized area of the pavement surface caused by traffic pushing against the pavement resulting in short, abrupt waves in the pavement surface.

Raveling – the wearing away of the pavement surface due to a loss of asphalt or tar binder and dislodged aggregate particles caused by hardened asphalt binder or a poor quality mixture.

The ASTM condition distress indicators were used to analyze the pavement condition of the road network throughout Wascana Centre. The average severity of each distress indicator was assigned to each road segment based on a rating scale of high (H), medium (M), and low (L). In addition to the severity of each distress indicator, the extent of each indicator was quantified based on the percentage of segment surface area that was covered by the distress indicator. The percentage of distress indicators were visual estimates and were not manually measured. Percentages were rounded to the nearest whole number, so if the occurrence of a distress indicator was observed and only represented 0.25% of the road segment surface area, it would be recorded as 1%.

The identification of the severity and extent distress indicators enabled the assignment of a Pavement Condition Index (PCI). To determine the PCI for each road segment, the ASTM standards were modified by relying on the road assessor's comparative judgment to assign a PCI value. This modification significantly expedited the assessment process and is considered accurate to within +/- 2 PCI percentage points of the calculated PCI value.

Additional information that was collected by the road assessors was the ride comfort indicator which was based on a rating system of 1 to 5 as well as quantity and condition information related to curbs and gutters. The remaining information presented in the database was either pre-existing to the road assessment, noted as a comment by the road assessors or provided by WCA after the road assessment was complete. These supplementary indicators were important in forming the complete roadway asset inventory which included the following:

AEID - (Area # –Type # Segment #) - unique identification code assigned to each pipe segment

Area # – defines a specific area within Wascana Centre Authority from 1 to 8

Type # – Defines what a specific type of segment

01 – roads & parking lots

02 – paths

03 – sanitary storm

04 – storm sewer

05 – potable water main

Segment # – defines a specific segment within the Wascana Center Authority

Pavement Status – description of road surface (paved or un-paved)

Road Width (m) – width of road segment; metres

Length (l) – length of road segment; metres

Recapped – number of occurrences when road segment has been recapped

Yr_Pave – year in which the paved road segment was originally constructed

Yr_Recap – year in which the paved road segment was last recapped

Yr_Gravelled – year in which the gravel road segment was originally constructed

Name – official name of street which the road, curb and gutter segments are apart

From – official name of street intersection where the road, curb and gutter segments begin

To – official name of street intersection where the road, curb and gutter segments end

Alligator_% - the percentage of the road segment with alligator cracking

Alligator_Sev – the average severity of the road segment with alligator cracking (high, medium, low)

Bleeding_% – the percentage of the road segment with bleeding

Bleeding_Sev – the average severity of the road segment with bleeding (high, medium, low)

Depression_% – the percentage of the road segment with depressions

Depression_Sev – the average severity of the road segment with depressions (high, medium, low)

Shoulder_% – the percentage of the road segment with shoulder drop off

Shoulder_Sev – the average severity of the road segment with shoulder drop off (high, medium, low)

Longtranscracking_% – the percentage of the road segment with longitudinal and/or transverse cracking

Longtranscracking_Sev – the average severity of the road segment with longitudinal and/or transverse cracking (high, medium, low)

Patch_% - the percentage of the road segment with patch work

Patch_Sev – the average severity of the road segment with patch work (high, medium, low)

Potholes_% – the percentage of the road segment with potholes

Potholes_Sev – the average severity of the road segment with potholes (high, medium, low)

Railroad_% – the percentage of the road segment with railway crossings

Railroad_Sev – the average severity of the road segment with railway crossings (high, medium, low)

Rutting_% – the percentage of the road segment with wheel rutting

Rutting_Sev – the average severity of the road segment with wheel rutting (high, medium, low)

Shoving_% – the percentage of the road segment with shoving

Shoving_Sev – the average severity of the road segment with shoving (high, medium, low)

Raveling_% – the percentage of the road segment with raveling

Raveling_Sev – the average severity of the road segment with raveling (high, medium, low)

Comments – general notes about the road segment and recommendations where applicable

Ride_5 – numeric value ranking the 'smoothness' of the ride driven at the designated speed limit (see below):

0 = ride not determined due to road segment under construction;

1 = Very Poor – uncomfortable with constant bumps or depressions;

2 = Poor – uncomfortable with frequent bumps or depressions;

3 = Fair – comfortable with intermittent bumps or depressions;

4 = Good – smooth with few bumps or depressions;

5 = Excellent – very smooth.

PCI_100 – numeric value ranking the condition of the surface of a road segment based on the severity and extent of distresses over a scale of 1 to 100; 1 represents the lowest possible condition rating while 100 represents the highest possible condition rating; refer to Appendix A for a sample of PCI values associated with pictures from Wascana Centre to illustrate the relationship; PCI values are categorized for all road segments as follows:

- 0 = NA - PCI = 1; condition not determined due to road segment under construction;
- 1 = Very Poor – $55 \geq \text{PCI}$;
- 2 = Poor – $70 > \text{PCI} \geq 55$;
- 3 = Fair – $80 > \text{PCI} \geq 70$;
- 4 = Good – $90 > \text{PCI} \geq 80$;
- 5 = Excellent – $\text{PCI} \geq 90$.

No_of_curbs – numeric value identifying number of curbs including median curbs (0, 1, 2, 3, 4)

Curb_rating_5 – numeric value ranking the general condition of the curb and gutter (see below); refer to Appendix D for a sample of ranking values associated with pictures from Wascana Centre to illustrate the relationship:

- 0 = no curb and/or gutter exist;
- 1 = Very Poor – replacement required; full replacement cost
- 2 = Poor – repair or maintenance required;
- 3 = Fair – some minor maintenance may be required;
- 4 = Good – no work required; perform normal maintenance;
- 5 = Excellent – no work required; curb and gutter are new or appear new and well maintained

Curb_comments – general notes about the curb segment and recommendations where applicable

Inspection_Date – date the road, curb and gutter segments were inspected

The above indicators for each road, curb and gutter segment was compiled into a database. This information was then analyzed relative to existing WCA rehabilitation and reconstruction practices.

4.3 POTABLE WATER, SANITARY SEWER AND STORM SEWER ASSESSMENT TERMINOLOGY

During our desktop review, each pipe was divided into segments in AutoCAD and listed in a database. Various categories of information were tabulated as follows:

AEID (Area # -Type # Segment #) - unique identification code assigned to each pipe segment

Area # - defines a specific area within Wascana Centre Authority from 1 to 8

Type # - Defines what a specific type of segment

- 01 – roads & parking lots
- 02 – paths
- 03 – sanitary storm
- 04 – storm sewer
- 05 – potable water main

Segment # - defines a specific segment within the Wascana Center Authority

Material – material type of asset

Diameter – Diameter of pipe segment

Installation – year asset was installed

Approximate yrs remaining – the approximate life remaining for a pipe segment. The life expectancies for various pipe materials are assumed as follows:

- Asbestos Cement (AC) – 50 years
- Copper (Cu) – 50 years
- Polyvinyl Chloride (PVC) - 60 Years
- Polyethylene (PE) - 60 Years
- Cast Iron (CI) - 50 Years
- Reinforced Concrete (CONC) - 35 Years
- Vitreous Clay Tile (VCT) - 50 Years
- Corrugated Steel Pipe (CSP) - 40 Years
- Valves - 40 Years
- Hydrants - 50 Years
- Catch Basins - 40 Years

Status – Active, Not in use, Abandoned

Sub Type – Type of asset (Trunk, Main, Distribution, Hydrant Lead)

Length – Length of pipe segment

5

Recommendations and Cost Estimates

Based on the assessments of WCA's buildings and infrastructure detailed in Sections 2 and 3, recommendations for repair prioritization and maintenance and operational considerations follow. Repair cost estimates have also been categorized according to short term (1-2 years), medium term (3- 5 years) and long term (6-10 years) timeframes included at the end of this Section.

5.1 BUILDINGS

Twenty two WCA owned buildings and miscellaneous structures were assessed. Four facilities are considered to be in good condition (an FCI less than 5%), four in adequate condition (an FCI less than 10%), and 14 are in poor condition (an FCI less than 60%).

Repairs or replacement are required for approximately 25% of the building components that were reviewed. Replacements would include such tasks as re- roofing, replacing or repainting interiors, and replacing of plumbing fixtures and exhaust fans. Approximately 35% of the building assets have exceeded their theoretical lifespans and WCA should budget for their eventual replacement. Additional funds should also be reserved for replacement of a portion of buildings over the next 20 years.

Further investigation is required at eight facilities as detailed in Section 2. Note that the recommendation to retain a consultant may significantly alter both the estimated deficiency costs and the forecasted life cycle. A summary of issues requiring professional investigations is as follows:

2900 Wascana Drive – Wascana Place (Area 2)

Circuit panels in the facility are at approximately 74% capacity. Circuit panels in the facility have exceeded their forecasted life cycle but are still in serviceable condition. Retain an electrical consultant to analyze and ensure equipment is in operating condition.

Motor control center installed on the Main Floor Janitor/Electrical Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain electrical personnel to analyze and ensure equipment is operating as intended.

3201 Broad Street – Central Depot (Area 3)

An extreme amount of water was noted in the basement of the facility. Also noted was corrosion on structural teleposts. Retain a foundation consultant to analyze and make recommendations for remediation.

12"x12" vinyl asbestos tile (VAT) flooring installed in various areas in the facility is worn and damaged. Tile is being ground down to a dust with makes it extremely hazardous to building occupants, as the tile dust can easily become airborne. This situation must be corrected immediately. Retain a hazardous materials consultant to analyze and make recommendations for remediation. Replace VAT flooring with sheet vinyl products.

Circuit panels in the facility are at approximately 77%. Circuit panels in the Mechanical Room appear to have exceeded their forecasted life cycle. An electrical consultant should be retained to analyze and make recommendations for remediation.

1955 College Ave – Area 2 Service Depot (Area 1)

Mechanical Mezzanine joists appear to be over spanned and may require additional support. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible.

Area 1 Service Depot (no Civic Address, by Legislature) (Area 3)

Concrete floor is severely cracked and heaving was noted. Concrete floor in some cases has dropped 4"-6". Retain a structural engineer to evaluate and make recommendations for remediation.

Exterior walls clad with clay brick veneer wall skin with a natural finish. Extreme cracking was noted on the West side of the building. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible.

Significant cracking and separation was evident in concrete masonry unit walls in the Shop Area. Retain a structural consultant to analyze and make recommendations for remediation.

Campus Service Depot A (Area 7)

Cracking noted in the Locker Room concrete masonry unit partition walls. Repair cracking in Locker Room and monitor. If conditions worsen retain structural consultant.

Douglas Park Washroom (Area 6)

4 ply 2x12 Built-up wood beam supported by steel teleposts. One of the telepost has been altered and a study is required to determine if the building structure has been compromised. The concrete masonry unit walls exhibit several stress cracks and require further investigation. Have an assessment completed by a structural engineer to determine the safety of the structure.

217E Assiniboine Ave Greenhouse Complex including the Header House (Area 6)

Water infiltration was noted in the Basement Storage Room and concrete bunker. Retain a consultant to investigate and make recommendations for remediation.

Branch circuit panels installed in various areas throughout the facility are at approximately 80% capacity. Many circuit panels in the facility are dated. Circuit panels installed in the greenhouse corridor are extremely weathered and worn. Retain an electrical consultant to analyze the electrical system and make recommendations for remediation.

300E Assiniboine Ave Overwintering Structure (Area 6)

Branch circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may be compromised. Retain electrical consultant to perform a functional analysis to ensure circuit panels are in proper working order.

Prioritizing building asset repairs and replacements is dependent on WCA's acceptable level of risk, required level-of-service demand and available funding. A suggested prioritizing strategy is as follows:

1. Define asset needs and prioritize maintenance and renewal dependent on acceptable level of risk, required level-of-service and available funding.
 - Code and regulatory compliance issues
 - Assets, or groups of assets, which have the highest risk based on the Consequence of Failure and Frequency of Failure.
2. Explore Strategic Opportunities with regard to capital creation and leveraging strategies.
 - Energy savings through demand reduction or generation
 - Operations and maintenance savings through lifecycle extension
 - Utilization savings through right-sizing and / or consolidation of property
 - Real estate leveraging (property disposition / acquisition)
 - Community Partnership – shared asset models.
3. Manage Implementation Strategies.
 - Measurable results that tie back to master plan
 - Effective monitoring of implementation and outcome results
 - Continuous update of capital plan
 - Communication strategies to community stakeholders

5.2 ROADWAYS AND PARKING LOTS

The results of visual distress surveys indicate that approximately 55% of WCA's road network is in good condition or higher (PCI >80), 26% is in fair condition (PCI 70-80), and 20% is in poor condition or lower (PCI <70). For the parking lots, approximately 68% are in good condition or higher, 11% are fair, and 20% are in poor condition or lower.

Although, 55% of the road network and 68% of the parking lots are in good condition, it will be important to continue preventative maintenance on these roads. It is well known that the performance of a pavement structure is affected by the type, time of application, and quality of maintenance it receives. Timely preventative maintenance slows the rate of pavement deterioration due to traffic and environmental effects. Delays in maintenance increase the quantity and severity of the distress, and when corrected, the cost of the repair is greater. For example, the pavement may have to be completely reconstructed, as opposed to overlaid.

As WCA further advances its pavement management program, it should consider developing a maintenance policy to provide guidelines for specific improvements for various road classifications. For example, the PCI could be used to help identify thresholds for preventive and corrective maintenance measures for given pavement condition states based on specific distresses (i.e. alligator cracking would trigger a structural overlay or reconstruction, or ravelling would trigger a chip seal or thin lift overlay). Thresholds would be determined based on level of service expectations from its users, along with specific budgets. In the end, it would help define maintenance strategies for the maintenance crews, as well as help categorize maintenance and rehabilitation requirements during the budgeting and planning process. This would be one of the steps in advancing an overall asset management system for Wascana.

The priority of the projects will have to be balanced over the next several years. It should be noted that the PCI rating is one tool to provide a broad overall measure of the state of the road network. The PCI will provide WCA guideline for prioritizing projects. However, the prioritization of capital projects requires the consideration of several factors:

- Integration of the roadwork with replacement and upgrading of underground utilities (sanitary sewers, storm sewers and water mains)
- Condition of the road
- Volume of traffic on the road
- Road classification
- Stakeholder concerns
- Public safety (i.e. any unsafe pavement conditions)
- Yearly budgets
- Federal and Provincial grants
- Private cost sharing

5.3 SIDEWALKS AND PATHWAYS

Concrete and asphalt surface sidewalks and pathways throughout the Wascana Governed Area were assessed. The results of the assessment revealed that 88% of the concrete sidewalks were observed to be in good condition or higher (Condition >4), 11% were in fair condition (Condition 3), and only 1% was observed to be in poor condition or lower (Condition <2). The asphalt pathways were in slightly worse shape. In total 44% of the asphalt paths were in good condition or higher, 44% were in fair condition, and 12% were in poor condition or lower.

Asphalt and concrete sidewalks are maintained slightly differently. For concrete pathways, maintenance measures typically consist of eliminating local trip hazards and replacing failed sections of sidewalk. Asphalt sidewalks require more annual preventative maintenance, similar to roads. Active preventative maintenance includes filling cracks and potholes, and sand sealing segments of the paths. Once the asphalt surface is very rough or structurally unsound, the path must be completely reconstructed, or new asphalt be overlaid.

For concrete pathways, no major repairs have been recommended for sideways with a condition rating of 5, 4 and 3 (very good to fair). However, maintenance will be required to reconstruct any isolated sections and reduce trip hazards. When a concrete path reaches a condition rating of 2 or 1 (poor or very poor) it would trigger the complete reconstruction of the sidewalk.

For the asphalt pathways, no major repairs have been recommended for paths with a condition rating of 5 and 4 (very good and good). Pathways that have a condition rating of 3 (fair) triggered an overlay. These paths are showing more distresses, and the surface is not as smooth as original. However, they are structurally sound. Depending on WCA's desired level of service to provide to the public (i.e. smooth when roller blading, or smooth when biking or running), WCA will need to consider how soon to begin resurfacing these paths. It is suggested that paths with a condition rating of 3 that are in the worst shape in high priority areas be repaved first.

Asphalt pathways with a condition rating of 2 or 1 (poor or very poor) would trigger the complete reconstruction of the sidewalk. The paths in very poor condition (Condition 1) will need to be reconstructed due to the significant distresses and structural failures in the path. WCA should plan to reconstruct the paths with a condition rating of 2 as well. However, a detailed evaluation can determine if the structure is sound, and the surface may simply need to be replaced.

Similar to the roads, the priority of the asphalt and concrete rehabilitation will have to be balanced over the next several years. The prioritization of capital projects requires the consideration of several factors:

- Condition of the path
- Number of trip hazards
- Number of pedestrians
- Stakeholder concerns
- Public safety (i.e. any unsafe pavement conditions)
- Yearly budgets
- Federal and Provincial grants
- Private cost sharing

In addition to evaluating the condition rating of each of the asphalt and concrete pathways, the specific number of trip hazards were recorded in each segment during the visual review. As previously noted in other sections, depending on the extent of the trip hazard, they can be unsafe to the general public. If someone falls and injures themselves because a municipality has not reasonably managed the trip hazard, the hazards can become a liability, such as the gravel path by the Trafalgar Overlook entrance which has a significant drop from the edge of the path to the ground below. This area could be addressed with a guard rail like the one installed near the skate park. Many municipal jurisdictions monitor the number of trip hazards throughout their path network, and develop yearly action plans to eliminate trip hazards. The trip hazards were tabulated for WCA and included in the database for future use and planning. If WCA has not already done so, it is recommended a plan be developed to eliminate trip hazards throughout the park.

5.4 POTABLE WATER, SANITARY SEWER AND STORM SEWER SYSTEMS

WCA's network of water, sanitary and storm underground infrastructure varies in age and material. The AutoCAD files supplied by the City of Regina, in addition to WCA's plans, the University of Regina and Innovation Place were reviewed. The City of Regina has comprehensive digital mapping of the area which is tagged with information on each pipe segment they have mapped. However we found during our review that the City mapping did not include all of the existing piping. The data included most of the infrastructure the City was responsible for plus a good portion of other infrastructure, but there is a significant amount of utilities that is not included in the digital mapping. This additional data had to be gleaned from paper plans. We recommend that WCA undertake a program to produce digital maps of all water, sanitary and storm infrastructure in the park. This mapping would be invaluable in areas such as maintenance, budgeting and planning.

Where there is any significant surface work planned, it is suggested that a full review of the undergrounds in the area be undertaken. Any required maintenance or replacement can be done at a cost saving if surface repairs are already budgeted for.

WCA is responsible primarily for the water and sanitary connections that service their facilities and the City and building owners within the park are responsible for a portion of the total inventory. In general terms we have assumed that potable water, sanitary sewer and storm sewers within the park are the responsibility of WCA, except for the final service connection to the building or where the pipe has been clearly identified as being the responsibility of others. Nonetheless, a Maintenance Log would be beneficial for WCA to keep. A Maintenance Log is a binder of notes for repairs for each year, by type. Information on the problem, method of repair, date received and date completed would also be recorded. Then based on this historical data, WCA staff could prepare statistics and graphs of the number of repairs, unit costs, crews and so forth. This information could be used to develop annual maintenance budgets and to anticipate where and when breaks are likely to occur.

There are also several 'InfraGuide' Best Practices publications distributed by the Federation of Canadian Municipalities related to maintenance of underground infrastructure.

The majority of the potable water, sanitary sewer and storm sewer infrastructure was installed in the 1960s and 1970s with pipe materials having a forecasted service life of 50 to 60 years. It can be concluded that over the next 20 years, the underground infrastructure will require an increased number of repairs and/or replacement. It is recommended that budget be allocated for the anticipated maintenance and replacement.

Theoretically, if 5% of the underground system was replaced per year, the entire system would be replaced in 20 years. However practically speaking, pipe failures would happen with increasing frequency as the 20 year horizon becomes closer. Therefore it is recommended the potable water, sanitary sewer and storm sewer network repair and replacement budget be 1-2% of the network value per year in the first few years and increase to 8-10% of the network value per year as the system ages.

The costs provided in the estimates are for replacement of the sewer and water infrastructure with new mains of the same size. There are alternatives to full replacement which may be better, depending on the specifics of each site. Alternatives may include:

- Slip lining of sewers where the existing pipe has a liner placed in it.
- Replacement of lines with no dig technologies.

Use of these methods would have to be assessed on a case by case basis to determine if they are a cost effective alternative to replacement.

5.5 RETAINING WALLS AND SHORELINE PROTECTION

The retaining walls and shoreline protection systems are in fair condition. Preventative maintenance items for the concrete retaining walls include the use of silane sealer to extend the life of the concrete and the sealing of any cracks with sealant to prevent water ingress and further damage. Shoreline protection systems include the network of gabion baskets used to prevent shore erosion. These baskets need to be inspected and rocks added if necessary every couple of years to ensure their continued performance. In the medium term, soft spots in composite decking along the Pine Island shoreline should be repaired, and weak sections and cracks in the old bridge abutment should be repaired.

5.6 PEDESTRIAN BRIDGES

The pedestrian bridges are in very good condition since they have all been constructed in the last ten years. It is recommended that visual inspections are conducted every five years. Preventative maintenance items include the use of silane sealer to be placed on concrete elements every five years, and the repainting of steel members to extend their life. In the medium term, the approach path to the Pine Island Pedestrian Bridge should be regarded, and riprap be regouted. In the long term, bearings should be monitored at the Trafalgar Pedestrian Bridge.

5.7 IRRIGATION PUMP HOUSES

The irrigation pump houses are in fair condition. Even though many of the components have met or exceeded their expected service life, it is reasonable to expect the pump houses to remain functional with regular maintenance. WCA should continue with their program of improving components as required to improve the operability of the pump houses, such as removing the oil drip lubrication from the pumps and installing the water filters. As the equipment ages, the likelihood of failure will increase but as detailed in the database in Appendix B, the consequence of failure for the irrigation pumping equipment is insignificant. The database in Appendix B also lists the items that require immediate repair.

WCA should implement a formal documented maintenance schedule and training program for the operation of the irrigation equipment. A documented maintenance schedule would provide a record of the “corporate knowledge” to be used for staff changes. The information would aid in identifying possible failures and provide information on the equipment to perform repairs if a failure occurs. A formal training program would

provide another method for the operators to ensure the equipment continues to function.

Structurally, the exterior concrete stair at the Douglas Park Pump House should be re-poured in the short term. In the medium term, the Willow Island Pump House floor slab should be patched and repaired. Long term considerations include patching the Legislative Pump House roof slab, replacing the Douglas Park Pump House door, and replacing the hoist beam in the Nursery Pump House.

5.8 AERATION SYSTEMS, FOUNTAINS AND WATERFALLS

The aeration systems, fountains and waterfall have been constructed within the past ten years. The components are in good condition but failures of some of the components have been reported. The equipment failures are not documented, which creates difficulties in finding the cause and preventing similar early failures.

The consequence of failure of the aeration equipment is minor, as noted in the database in Appendix B. The aeration systems help maintain oxygen levels in the water in Wascana Lake.

The operator of the aeration systems reported frequent failures of the aeration compressors. The compressors generate a significant amount of heat that caused damage to the rotameters and pressure gauges in the aeration buildings. There is no provision in the buildings that house the aeration equipment to remove the waste heat from the compressors. The issues could be improved by evaluating the air supply equipment used for the aeration systems. A blower could supply air more efficiently than the reciprocating compressors currently in use. This would reduce the amount of heat generated in the buildings. A comparison between the existing reciprocating compressors and a blower should be performed to evaluate the suitability for the application. An exhaust fan and intake louver could be installed in each building to remove the waste heat from the equipment. The buildings do have louvers for exhaust, but there is no intake louver to allow for air movement and no means for forced air movement.

Each aeration system has only one compressor. A second compressor could be installed to provide easy means to provide continued air supply. Another option is to maintain a common backup for the equipment that can be readily installed in the event of a failure. Backup equipment may not be required since the probability of failure should be low and the consequence of failure is minor, but the equipment is inexpensive and the capital investment would be low.

The fountains function mainly for aesthetic purposes and provide only a minimal amount of oxygen transfer to the lake waters. The capital investment in these items is low. The equipment can be run to failure and replaced as required. The frequency of failures should be monitored and the type of equipment re-evaluated if the frequency is unacceptably high. One operator reported that one of the fountain pumps had failed due to the type of installation. If these failures continue, the equipment should be evaluated for its suitability with the application.

WCA should implement a formal documented maintenance schedule and training program for the operation of the aeration systems, fountains and waterfall equipment. A documented maintenance schedule would

provide a record of the “corporate knowledge” to be used for staff changes. The information would aid in identifying possible failures and provide information on the equipment to perform repairs if a failure occurs. A formal training program would provide another method for the operators to ensure the equipment continues to function. One operator reported that only minimal “on the job” training was provided.

In the short term, WCA should install exhaust fans and intake louvres, replace the air supply equipment pending an evaluation, and supply a common backup.

5.9 DOCK SYSTEMS

The docks are in fair condition and have a minor contribution to the aesthetics in the park. The mainland Willow Island dock has some cracks in the concrete but the island dock has recently been replaced. The Marina and Canoe club dock systems are wood modular systems and it would be easy to replace dock units as they become unusable.

5.10 LAKE OVERLOOKS

The lake overlooks are in fair condition and have a major contribution to the aesthetics in the park. Preventative maintenance items for the concrete portion of the overlooks include the use of silane sealer to extend the life of the concrete and the replacement of the waterproof membrane on the top surface of the Willow Island and Douglas Park overlooks. Wood members including handrails and planks need to be reviewed every couple of years and replaced when required. The wood walking surfaces should be painted and/or stained when required.

In the short term, repairs are required at each structure:

- Candy Cane Overlook – Stabilize foundation wall and repair anchor bolts
- Trafalgar Overlook – Repair broken planks on overlook
- Willow Island Overlook – Mudjack approach slab to remove tripping hazard
- South South Overlook – Repair cracks in top of piles at anchor bolts
- Legislative Overlook – Repair or replace broken bricks

In the medium term, further repairs and replacement are required:

- Candy Cane Overlook – Repaint walking surface
- Willow Island Overlook – Replace membrane
- Douglas Park Overlook – Replace membrane

5.11 NATURAL GAS, POWER AND COMMUNICATIONS

Based on results of the desktop review, there are no recommendations at this time. As described in Section 5.4, it is beneficial to keep current the AutoCAD plans of underground infrastructure within Wascana Park. Ultimately ‘Sask 1st Call’ maintains a database of underground facility information within Saskatchewan. They must be contacted prior to the start of any excavation work.

5.12 STREET LIGHTING

WCA is responsible for the maintenance of their lighting fixtures. Bulbs and globes are replaced as required. There are merits to retaining the single globe units throughout Wascana Centre because of their durability and aesthetic appeal. Other styles of light fixtures have been installed as part of various development projects funded by different stakeholders. They are also functional and their long term durability is anticipated to be comparable to the single globe units.

5.13 TRAFFIC SIGNS

WCA is responsible for the maintenance of their sign inventory. As signs are damaged or vandalized, new signs are fabricated and installed by WCA. It would be beneficial to replace regulatory signs within Wascana Centre to be compliant with TAC standards; however, the priority of this activity should be gauged in comparison in other to funding requirements.

5.14 COST ESTIMATES

Cost estimates for anticipated repairs in the short term (1-2 years), medium term (3-5 years) and long term (6-10 years) timeframes are included in Table 5-1. Detailed summaries of the cost estimates are tabulated in Appendix A and are included in the databases in Appendix B.

All cost estimates in this report are considered to be level 5 order of magnitude (-30% to +50%). Costs were derived using recent local project construction cost data as well as RS Means with location based cost factors for Regina from Quarter 2 of 2012.

Additional markups of 15% for design, 20% for design contingency and 5% for construction contingency were included in the cost estimates for the asset valuation of asset components.

It is important to apply an appropriate escalation factor to any cost estimates when budgeting beyond 2012. For example, construction costs in Saskatchewan have increased by 4% from January to June of 2012. The recent escalation of costs is due to the combination of a strong economy, material costs and labour shortage. It is anticipated that this trend will continue past 2012.

Where further investigation is recommended, the costs associated with retaining a consultant reflect the cost of an additional investigation/study for a particular asset component. The results from these investigations may significantly alter the estimated costs and life cycle data for these particular asset components.

Additional funds should be reserved for replacement of a portion of buildings over the next 20 years. Building replacement costs have been calculated to be in the order of \$27 Million and are tabulated in Appendix A.

**Table 5-1
Summary of Repair Cost Estimates**

ITEM	COMPONENT	CONST. ESTIMATE (\$)	DESIGN & CONTINGENCIES (\$)	TOTAL ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)			
	Buildings	1,490,000	590,000	2,080,000
	Wascana Place HVAC Replacement	940,000	370,000	1,310,000
	Roads (including Areas 7 and 8)	200,000	80,000	280,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding Areas 7 and 8)	360,000	150,000	510,000
	Surface Infrastructure	40,000	10,000	50,000
	Street Lighting (including Areas 7 and 8)	560,000	225,000	785,000
	Traffic Signage (including Areas 7 and 8)	50,000	24,000	74,000
	SUBTOTAL	3,640,000	1,449,000	5,089,000
2	MEDIUM TERM REPAIRS (3 to 5 years)			
	Buildings	410,000	160,000	570,000
	Roads (including Areas 7 and 8)	500,000	200,000	700,000
	Parking Lots (including Areas 7 and 8)	700,000	280,000	980,000
	Concrete Pathways (including Areas 7 and 8)	10,000	10,000	20,000
	Asphalt Pathways (including Areas 7 and 8)	90,000	40,000	130,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding Areas 7 and 8)	560,000	230,000	790,000
	Surface Infrastructure	20,000	10,000	30,000
	Street Lighting (including Areas 7 and 8)	1,120,000	450,000	1,570,000
	Traffic Signage (including Areas 7 and 8)	110,000	38,000	148,000
	SUBTOTAL	3,520,000	1,418,000	4,938,000
3	LONG TERM REPAIRS (6 to 10 years)			
	Buildings	490,000	190,000	680,000
	Roads (including Areas 7 and 8)	1,300,000	520,000	1,820,000
	Parking Lots (including Areas 7 and 8)	2,110,000	840,000	2,950,000
	Concrete Pathways (including Areas 7 and 8)	40,000	10,000	50,000
	Asphalt Pathways (including Areas 7 and 8)	270,000	110,000	380,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding Areas 7 and 8)	1,460,000	580,000	2,040,000
	Surface Infrastructure	10,000	4,000	14,000
	Street Lighting (including Areas 7 and 8)	2,240,000	900,000	3,140,000
	Traffic Signage (including Areas 7 and 8)	210,000	86,000	296,000
	SUBTOTAL	8,130,000	3,240,000	11,370,000
	TOTAL	15,290,000	6,107,000	21,397,000

A

Appendix A - Summary of Repair Cost Estimates



Wascana Centre Authority
Building and Infrastructure Assessments
Summary of Repair Cost Estimates
Jun-12

ITEM	COMPONENT	CONST. ESTIMATE (\$)	DESIGN & CONTINGENCIES (\$)	TOTAL ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)			
	Buildings	1,490,000	590,000	2,080,000
	Wascana Place HVAC Replacement	940,000	370,000	1,310,000
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	Surface Infrastructure	40,000	10,000	50,000
	Street Lighting (including Areas 7 and 8)	560,000	225,000	785,000
	Traffic Signage (including Areas 7 and 8)	50,000	24,000	74,000
	SUBTOTAL	3,640,000	1,449,000	5,089,000
2	MEDIUM TERM REPAIRS (3 to 5 years)			
	Buildings	410,000	160,000	570,000
	Roads (including Areas 7 and 8)	500,000	200,000	700,000
	Parking Lots (including Areas 7 and 8)	700,000	280,000	980,000
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	SUBTOTAL	3,520,000	1,418,000	4,938,000
3	LONG TERM REPAIRS (6 to 10 years)			
	Buildings	490,000	190,000	680,000
	Roads (including Areas 7 and 8)	1,300,000	520,000	1,820,000
	Parking Lots (including Areas 7 and 8)	2,110,000	840,000	2,950,000
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	Asphalt Pathways (including Areas 7 and 8)	270,000	110,000	380,000
	Potable Water, Sanitary Sewer and Storm Sewer Underground Infrastructure (excluding Areas 7 and 8)	1,460,000	580,000	2,040,000
	Surface Infrastructure	10,000	4,000	14,000
	Street Lighting (including Areas 7 and 8)	2,240,000	900,000	3,140,000
	Traffic Signage (including Areas 7 and 8)	210,000	86,000	296,000
	SUBTOTAL	8,130,000	3,240,000	11,370,000
	TOTAL	15,290,000	6,107,000	21,397,000

Note: All cost estimates in this report are considered to be level 5 order of magnitude (-30% to +50%). Costs were derived using recent local project construction cost data as well as RS Means with location based cost factors for Regina from Quarter 2 of 2012.

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It is important to apply an appropriate escalation factor to any cost estimates when budgeting beyond 2012. For example, construction costs in Saskatchewan have increased by 4% from January to June of 2012. The recent escalation of costs is due to the combination of a strong economy, material costs and labour shortage. It is anticipated that this trend will continue past 2012.

Where further investigation is recommended, the costs associated with retaining a consultant reflect the cost of an additional investigation/study for a particular asset component. The results from these investigations may significantly alter the estimated costs and life cycle data for these particular asset components.

Additional funds should be reserved for replacement of a portion of buildings over the next 20 years. Building replacement costs have been calculated to be in the order of \$27 Million and are tabulated in Appendix A.

**WASCANA CENTRE AUTHORITY
BUILDING AND INFRASTRUCTURE ASSESSMENTS**

**WASCANA PLACE
HVAC REPLACEMENT COST ESTIMATE SUMMARY
Revised June 18 2012**

HEATING		\$190,000
2 NEAR CONDENSING BOILERS	\$40,000	
PIPING, FITTINGS, VALVES, PUMPS	\$100,000	
BASEBOARD RADIATION	\$50,000	
COOLING		\$130,000
2 CONDENSING UNITS	\$60,000	
2 EVAPORATOR UNITS	\$30,000	
PIPING, FITTINGS, VALVES, PUMPS	\$40,000	
VENTILATION & SHEET METAL		\$135,000
BOILER VENTING	\$20,000	
VAV BOXES W/ HEATING COILS	\$85,000	
GRILLE	\$5,000	
SUPPLY, RETURN, EXHAUST DUCTWORK	\$25,000	
CONTROLS		\$75,000
CONTROLS FOR MECHANICAL SYSTEMS	\$75,000	
INSULATION		\$39,000
HEATING & COOLING PIPING	\$35,000	
INSULATE BREECHING	\$4,000	
MISCELLANEOUS		\$190,000
DEMOLITION	\$125,000	
BALANCING & CHEMICAL TREATMENT	\$15,000	
HOISTING	\$30,000	
COMMISSIONING	\$20,000	
E & H TAX		\$38,000
OVERHEAD & PROFIT	15%	\$120,000
SUB-TOTAL		\$917,000
DESIGN	10%	\$91,700
CONTINGENCY	30%	\$302,610
TOTAL		\$1,311,310

MacPherson Engineering



**Wascana Centre Authority
Building and Infrastructure Assessments
Building Repair Cost Estimates
Jun-12**



ITEM	FACILITY CATEGORY	FACILITY NAME	ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)		
1.01	Commercial Buildings	2900 Wascana Drive - Wascana Place	269,225
1.02	Commercial Buildings	3000 Wascana Drive - Wascana Marina	8,492
1.03	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	161,205
1.04	Depots and Maintenance Facilities	3300 Broad Street - Quonset	9,460
1.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	72,050
1.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	46,695
1.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	108,900
1.08	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	140,690
1.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	87,010
1.10	Depots and Maintenance Facilities	Campus Service Depot A	85,195
1.11	Washrooms	2801 Albert Street - Washroom #1 Legislature	107,965
1.12	Washrooms	3200 Lakeshore Drive - Washroom #2	106,040
1.13	Washrooms	Washroom #3	85,250
1.14	Washrooms	Washroom #4	108,789
1.15	Washrooms	Willow Island Washroom #5 and Associated Staff Space	51,590
1.16	Washrooms	Washroom #6	263,010
1.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	107,690
1.18	Washrooms	Douglas Park Washroom	132,110
1.19	Miscellaneous	19th Ave & Smith St - Bandshell	40,590
1.20	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	33,825
1.21	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	16,610
1.22	Miscellaneous	Willow Island Covered Picnic Area	32,725
	SUBTOTAL		2,075,116
2	MEDIUM TERM REPAIRS (3 to 5 years)		
2.01	Commercial Buildings	2900 Wascana Drive - Wascana Place	79,750
2.02	Commercial Buildings	3000 Wascana Drive - Wascana Marina	195,800
2.03	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	3,300
2.04	Depots and Maintenance Facilities	3300 Broad Street - Quonset	0
2.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	1,100
2.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	12,650
2.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	1,100
2.08	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	2,750
2.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	0
2.10	Depots and Maintenance Facilities	Campus Service Depot A	0
2.11	Washrooms	2801 Albert Street - Washroom #1 Legislature	15,400
2.12	Washrooms	3200 Lakeshore Drive - Washroom #2	42,350
2.13	Washrooms	Washroom #3	42,350
2.14	Washrooms	Washroom #4	42,350
2.15	Washrooms	Willow Island Washroom #5 and Associated Staff Space	14,850
2.16	Washrooms	Washroom #6	0
2.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	0
2.18	Washrooms	Douglas Park Washroom	0
2.19	Miscellaneous	19th Ave & Smith St - Bandshell	0
2.20	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	119,350
2.21	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	0
2.22	Miscellaneous	Willow Island Covered Picnic Area	0
	SUBTOTAL		573,100
3	LONG TERM REPAIRS (6-10 years)		
3.01	Commercial Buildings	2900 Wascana Drive - Wascana Place	281,050
3.02	Commercial Buildings	3000 Wascana Drive - Wascana Marina	59,400
3.03	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	17,600
3.04	Depots and Maintenance Facilities	3300 Broad Street - Quonset	3,300
3.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	18,150
3.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	13,200
3.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	56,650
3.08	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	0
3.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	5,500
3.10	Depots and Maintenance Facilities	Campus Service Depot A	3,850
3.11	Washrooms	2801 Albert Street - Washroom #1 Legislature	0
3.12	Washrooms	3200 Lakeshore Drive - Washroom #2	0
3.13	Washrooms	Washroom #3	0
3.14	Washrooms	Washroom #4	0
3.15	Washrooms	Willow Island Washroom #5 and Associated Staff Space	0
3.16	Washrooms	Washroom #6	3,850
3.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	0
3.18	Washrooms	Douglas Park Washroom	3,850
3.19	Miscellaneous	19th Ave & Smith St - Bandshell	18,150
3.20	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	66,000
3.21	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	128,700
3.22	Miscellaneous	Willow Island Covered Picnic Area	0
	SUBTOTAL		679,250



**Wascana Centre Authority
Building and Infrastructure Assessments
Building Replacement Cost Estimates
Jun-12**



ITEM	FACILITY CATEGORY	FACILITY NAME	ESTIMATE (\$)
1.01	Commercial Buildings	2900 Wascana Drive - Wascana Place	5,890,000
1.02	Commercial Buildings	3000 Wascana Drive - Wascana Marina	4,540,000
1.03	Depots and Maintenance Facilities	3201 Broad Street - Central Depot	1,250,000
1.04	Depots and Maintenance Facilities	3300 Broad Street - Quonset	300,000
1.05	Depots and Maintenance Facilities	221E Assiniboine Avenue - Maintenance Shop	800,000
1.06	Depots and Maintenance Facilities	551E Assiniboine Avenue - Area 4 Service Depot	720,000
1.07	Depots and Maintenance Facilities	2860 Wascana Drive - Goosehill Service Depot	520,000
1.08	Depots and Maintenance Facilities	1955 College Ave - Area 2 Service Depot	850,000
1.09	Depots and Maintenance Facilities	Area 1 Service Depot (no Civic Address, by Legislature)	980,000
1.10	Depots and Maintenance Facilities	Campus Service Depot A	980,000
1.11	Washrooms	2801 Albert Street - Washroom #1 Legislature	270,000
1.12	Washrooms	3200 Lakeshore Drive - Washroom #2	440,000
1.13	Washrooms	Washroom #3	440,000
1.14	Washrooms	Washroom #4	440,000
1.15	Washrooms	Willow Island Washroom #5 and Associated Staff Space	440,000
1.16	Washrooms	Washroom #6	1,680,000
1.17	Washrooms	2881 Wascana Drive - Washroom #7 Candy Cane Park	440,000
1.18	Washrooms	Douglas Park Washroom	950,000
1.19	Miscellaneous	19th Ave & Smith St - Bandshell	270,000
1.20	Miscellaneous	217E Assiniboine Ave Greenhouse Complex including the Header House	4,270,000
1.21	Miscellaneous	300E Assiniboine Ave - Overwintering Structure	540,000
1.22	Miscellaneous	Willow Island Covered Picnic Area	220,000
	TOTAL		27,230,000

Note: These are order of magnitude costs based on industry average prices per area for buildings of comparable use. Planning and schematic design is required in order to determine specific building requirements and related costs.



Wascana Centre Authority
Building and Infrastructure Assessments
Road Cost Estimates
Jun-12

ITEM	AREA ID	ROAD NAME	RIDE	PCI	DESCRIPTION	ESTIMATE (\$)
1.01	01-01-0002	WASCANA DR	3	66	Mill and Fill	204,000
1.02	01-01-0005	RAMSEY WAY	3	68	Mill and Fill	166,000
1.03	02-01-0003	QUINN DR	2	56	Mill and Fill	77,000
1.04	03-01-0012	AVENUE B	3	66	Mill and Fill	50,000
1.05	03-01-0013	AVENUE B	3	66	Mill and Fill	48,000
1.06	03-01-0018	AVENUE D	2	64	Mill and Fill	57,000
1.07	03-01-0031	AVENUE H	3	54	Reconstruction	143,000
1.08	03-01-0016	AVENUE C	2	64	Mill and Fill	66,000
1.09	03-01-0021	LLOYD ACCESS RD	2	57	Mill and Fill	74,000
1.10	04-01-0002	WASCANA DR	2	64	Mill and Fill	240,000
1.11	04-01-0003	WASCANA DR	3	67	Mill and Fill	440,000
1.12	04-01-0007	POWERHOUSE DR	3	59	Mill and Fill	106,000
1.13	05-01-0002	LAKESHORE DR	2	65	Mill and Fill	400,000
1.14	05-01-0003	ROAD TO PARKING LOT	2	52	Reconstruction	282,000
1.15	06-01-0002	ASSINIBOINE AVE	3	65	Mill and Fill	369,000
1.16	07-01-0006	UNIVERSITY DR W	3	67	Mill and Fill	75,000
	SUBTOTAL					2,797,000

Note: it is assumed that 10% of the deficient roads will be repaired in the short term (1 to 2 years), 25% in the medium term (3 to 5 years) and 65% in the long term (6 to 10 years).



Wascana Centre Authority
Building and Infrastructure Assessments
Parking Lot Cost Estimates
Jun-12

ITEM	AREA ID	PARKING LOT NAME	RIDE	PCI	DESCRIPTION	ESTIMATE (\$)
1	MEDIUM AND LONG TERM REPAIRS (6 to 10 years)					
1.01	01-01-0009	WASCANA POOL	1	41	Reconstruction	66,000
1.02	01-01-0010	WILLOW ISLAND	3	67	Mill and Fill	68,000
1.03	01-01-0013	Lot 22	2	54	Reconstruction	238,000
1.04	02-01-0006	WASCANA PLACE	2	63	Mill and Fill	139,000
1.05	02-01-0005	MARINA	2	54	Reconstruction	791,000
1.06	03-01-0041	LAKESHORE DRIVE	3	68	Mill and Fill	38,000
1.07	03-01-0007	LEGISLATIVE PARKING SE	3	54	Reconstruction	176,000
1.08	03-01-0008	LEGISLATIVE PARKING SW	3	54	Reconstruction	179,000
1.09	03-01-0022	LLOYD PK LOT S	2	58	Mill and Fill	164,000
1.10	03-01-0027	LOT 1	3	66	Mill and Fill	267,000
1.11	03-01-0029	LOT 2	3	69	Mill and Fill	267,000
1.12	03-01-0044	WCA BROAD ST DEPOT ACCESS	2	53	Reconstruction	369,000
1.13	04-01-0006	SCIENCE CENTER	3	60	Mill and Fill	125,000
1.14	04-01-0008	LOT 1-SASKPOWER PRK	3	57	Mill and Fill	179,000
1.15	07-01-0034	LOT H	3	69	Mill and Fill	260,000
1.16	07-01-0010	LOT 3	2	63	Mill and Fill	585,000
1.17	07-01-0009	LOT 3	2	66	Mill and Fill	532,000
	SUBTOTAL					3,932,000

Note: it is assumed that 25% of the deficient parking lots will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years)



Wascana Centre Authority
Building and Infrastructure Assessments
Concrete Pathway Cost Estimates
Jun-12

ITEM	AREA ID	CONDITION	DESCRIPTION	ESTIMATE (\$)
1	MEDIUM AND LONG TERM REPAIRS (6 to 10 years)			
1.01	03-02-0336	2	Reconstruction	6,000
1.02	03-02-0363	2	Reconstruction	22,000
1.03	03-02-0384	2	Reconstruction	3,000
1.04	03-02-0358	2	Reconstruction (Exposed Agg.)	15,000
1.05	04-02-0511	2	Reconstruction	23,000
1.06	07-02-0836	2	Reconstruction	15,000
1.07	07-02-0846	2	Reconstruction	10,000
1.08	07-02-0848	2	Reconstruction	13,000
	SUBTOTAL			61,000

Note: it is assumed that 25% of the deficient pathways will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years).



Wascana Centre Authority
Building and Infrastructure Assessments
Asphalt Pathway Cost Estimates
Jun-12

ITEM	AREA ID	CONDITION	DESCRIPTION	ESTIMATE (\$)
1	MEDIUM AND LONG TERM REPAIRS (6 to 10 years)			
1.01	01-02-0137	1	Reconstruction	11,000
1.02	01-02-0130	2	Reconstruction	5,000
1.03	01-02-0123	2	Reconstruction	9,000
1.04	01-02-0126	2	Reconstruction	9,000
1.05	01-02-0121	2	Reconstruction	12,000
1.06	01-02-0129	3	Overlay	2,000
1.07	01-02-0146	3	Overlay	3,000
1.08	01-02-0129	3	Overlay	2,000
1.09	01-02-0146	3	Overlay	3,000
1.10	01-02-0127	3	Overlay	6,000
1.11	01-02-0125	3	Overlay	19,000
1.12	03-02-0328	3	Overlay	15,000
1.13	03-02-0393	3	Overlay	29,000
1.14	04-02-0504	1	Reconstruction	38,000
1.15	05-02-0611	2	Reconstruction	31,000
1.16	05-02-0604	3	Overlay	48,000
1.17	05-02-0605	3	Overlay	1,000
1.18	05-02-0612	3	Overlay	37,000
1.19	06-02-0710	3	Overlay	33,000
1.20	07-02-0809	2	Reconstruction	33,000
1.21	07-02-0808	3	Overlay	55,000
1.22	07-02-0810	3	Overlay	67,000
1.23	07-02-0838	3	Overlay	3,000
1.24	07-02-0840	3	Overlay	2,000
1.25	07-02-0862	3	Overlay	13,000
1.26	08-02-0901	3	Overlay	17,000
1.27	08-02-0902	3	Overlay	2,000
1.28	08-02-0914	3	Overlay	1,000
	SUBTOTAL			506,000

Note: it is assumed that 25% of the deficient pathways will be repaired in the medium term (3 to 5 years) and 75% in the long term (6 to 10 years).



Wascana Centre Authority
Building and Infrastructure Assessments
Potable Water, Sanitary Sewer and Storm Sewer Cost Estimates
Jun-12

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)
1 SHORT TERM REPAIRS (1 to 2 years)			
1.01	1	5,741,400	114,828
1.02	2	877,800	17,556
1.03	3	9,686,600	193,732
1.04	4	3,353,000	67,060
1.05	5	2,808,400	56,168
1.06	6	3,046,400	60,928
	SUBTOTAL	25,513,600	510,272
2 MEDIUM TERM REPAIRS (3 to 5 years)			
2.01	1	5,741,400	229,656
2.02	2	877,800	35,112
2.03	3	9,686,600	387,464
2.04	4	3,353,000	134,120
2.05	5	2,808,400	112,336
2.06	6	3,046,400	121,856
	SUBTOTAL	25,513,600	794,576
3 LONG TERM REPAIRS (6 to 10 years)			
3.01	1	5,741,400	459,312
3.02	2	877,800	70,224
3.03	3	9,686,600	774,928
3.04	4	3,353,000	268,240
3.05	5	2,808,400	224,672
3.06	6	3,046,400	243,712
	SUBTOTAL	25,513,600	2,041,088

1. It is assumed that 2% of the inventory will require replacement in the short term.
2. It is assumed that 4% of the inventory will require replacement in the medium term.
3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.



Wascana Centre Authority
Building and Infrastructure Assessments
Surface Infrastructure Repair Cost Estimates
Jun-12

ITEM	COMPONENT	DESCRIPTION	ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)		
	North Shore Retaining Wall	Fill in void at exposed wall	500
	East Shore Retaining Wall by Willow Island	Seal vertical cracks with sealant	1,000
	East Shore Retaining Wall by Willow Island	Seal vertical cracks with sealant	1,000
	Pine Island Main Shoreline	Replace missing rocks and reset shifted baskets	5,000
	Trafalgar Pedestrian Bridge Shoreline	Replace missing rocks	1,000
	Willow Island Pump House	Install pump on base as recommended by pump manufacturer. Current mounting with steel angle is loose. Vibration will shorten the pump's service life.	3,000
	Willow Island Pump House	Install pump on base as recommended by pump manufacturer. Current mounting with steel angle is insufficient. Vibration will shorten the pump's service life.	3,000
	Willow Island Pump House	Remove flow switches in the piping and replace with plugs.	500
	Legislative Pump House	valve	1,000
	Douglas Park Pump House	Repour single stair riser	1,000
	Douglas Park Pump House	Install tubing to direct seal water to drain.	500
	North Aeration System and North Lake Fountain	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
	North Aeration System and North Lake Fountain	Review equipment for fountain supply. Ensure pump is suitable for the installed conditions.	
	North Aeration System and North Lake Fountain	Replace the rotameters	2,000
	North Aeration System and North Lake Fountain	Replace the pressure gauge	500
	South Aeration System and Trafalgar Fountain	Replace the rotameters	2,000
	South Aeration System and Trafalgar Fountain	Replace the pressure gauge	500
	Pine Island Waterfall System	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
	Pine Island Waterfall System	Pump requires repair but should be done under warranty	
	Pine Island Waterfall System	Remove blockage from aerator	500
	Pine Island Waterfall System	Replace the rotameters	2,500
	Pine Island Waterfall System	Replace the pressure gauge	500
	Willow Island Dock System	Tighten Mooring Posts	200
	South Shore Overlook	Repair top of SE pile	1,000
	South Shore Overlook	Repair top of SW and NW piles	2,000
	Douglas Park Overlook	Clear brush and relevel gravel to decrease step height	1,000
	Willow Island Overlook	Mudjack under slab near Overlook to decrease step height	10,000
	Candy Cane Park Overlook	RegROUT under baseplate and repair anchor bolts	1,000
	Candy Cane Park Overlook	Stabilize foundation wall	2,000
	Trafalgar Overlook	Patch bugholes	1,500
	Trafalgar Overlook	Replace broken planks at end of outlook	500
	SUBTOTAL		45,200
2	MEDIUM TERM REPAIRS (3 to 5 years)		
	Pine Island Main Shoreline	Fix soft spots in decking	2,000
	Pine Island Main Shoreline	Patch and repair weak sections and cracks in concrete	9,000
	Pine Island Bridge	Add granular material to NW corner and fill in sag	1,000
	Pine Island Bridge	Replace and regROUT missing stones	2,000
	Pine Island Bridge	Fasten transition plate at south abutment	
	Pine Island Bridge	Replace plank at south abutment	
	Pine Island Bridge	Add granular material to SW corner	1,000
	Willow Island Pump House	Patch and repair floor	3,000
	Douglas Park Overlook	Replace Membrane	5,500
	Willow Island Overlook	Replace Membrane	5,500
	Candy Cane Park Overlook	Repaint in next 2 years	500
	SUBTOTAL		29,500
3	LONG TERM REPAIRS (6 to 10 years)		
	Trafalgar Bridge	Monitor Bearings	1,000
	Douglas Park Pump House	Replace door	1,000
	Nursery Pump House	Replace Hoist beam in next 5 years	2,000
	Various	Miscellaneous Repairs	10,000
	SUBTOTAL		14,000



**Wascana Centre Authority
Building and Infrastructure Assessments
Street Lighting Cost Estimates
Jun-12**

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)		
1.01	1 to 8	39,250,000	785,000
	SUBTOTAL	39,250,000	785,000
2	MEDIUM TERM REPAIRS (3 to 5 years)		
2.01	1 to 8	39,250,000	1,570,000
	SUBTOTAL	39,250,000	1,570,000
3	LONG TERM REPAIRS (6 to 10 years)		
3.01	1 to 8	39,250,000	3,140,000
	SUBTOTAL	39,250,000	3,140,000

1. It is assumed that 2% of the inventory will require replacement in the short term.
2. It is assumed that 4% of the inventory will require replacement in the medium term.
3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.



Wascana Centre Authority
Building and Infrastructure Assessments
Traffic Signage Cost Estimates
Jun-12

ITEM	AREA ID	REPLACEMENT VALUE (\$)	REPAIR ESTIMATE (\$)
1	SHORT TERM REPAIRS (1 to 2 years)		
1.01	1 to 8	3,700,000	74,000
	SUBTOTAL	3,700,000	74,000
2	MEDIUM TERM REPAIRS (3 to 5 years)		
2.01	1 to 8	3,700,000	148,000
	SUBTOTAL	3,700,000	148,000
3	LONG TERM REPAIRS (6 to 10 years)		
3.01	1 to 8	3,700,000	296,000
	SUBTOTAL	3,700,000	296,000

1. It is assumed that 2% of the inventory will require replacement in the short term.
2. It is assumed that 4% of the inventory will require replacement in the medium term.
3. It is assumed that 8% of the inventory will require replacement in the long term.

Note: The estimated frequency of future failures are assumptions that must be verified with actual maintenance records and more detailed existing inventory data.

B Appendix B - Assessment Databases

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
	Superstructure Type	CIP Deck (Spans 1, 2,4) Steel Girder (Span 3)																
	Deck Type	Reinforced Concrete																
	Substructure Type	Reinforced Concrete																
	# Spans	4																
	Span Length	5.8, 5.8, 22.4, 6.0 m																
	Deck Width	3.36 metres																
	Bridge Use	Pedestrian and Light vehicle loading																
STRUCTURAL SUPERSTRUCTURE																		
	Deck																	
		Surface	Smooth Concrete Finish	-	-		2010	2012	25		08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Deck	Cast in Place concrete	m³	24	\$ 1,700	2010	2012	75	\$ 39,950	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Bridgerail Posts	Round pipe	m	86	\$ 525	2010	2012	50	\$ 44,940	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Handrails	Round pipe and decorative trim	m	86	\$ 200	2010	2012	50	\$ 17,120	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUBSTRUCTURE																		
	Girder Dimensions																	
		Spans 1,2 & 4																
		Type	One way concrete slab	-	-		2010	2012	75		08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Height Span 2	175 mm thick	-	-		2012	2012			08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Type	Two curved Steel girders	m	45	\$ 850	2010	2012	75	\$ 38,250	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Abutment 1																	
		Backwall Construction	Cast in Place Concrete Backwalls	m³	1	\$ 2,350	2010	2012	75	\$ 2,350	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Wingwall Construction	Cast in Place Concrete Wingwalls	m³	1	\$ 2,350	2010	2012	75	\$ 2,350	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Bearings	No bearings	-	-						08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good					
		Riprap	Gabion baskets	m³	6	\$ 325	2010	2012	30	\$ 1,950	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Abutment 2																	
		Backwall Construction	Cast in Place Concrete Backwalls	m³	1	\$ 2,350	2010	2012	75	\$ 2,350	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Wingwall Construction	Cast in Place Concrete Wingwalls	m³	2	\$ 2,350	2010	2012	75	\$ 5,640	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Bearings	No bearings	-	-						08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good					
		Riprap	Gabion baskets	m³	6	\$ 325	2010	2012	30	\$ 1,950	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Pier 1																	
		Concrete Pier Wall	750 thick pier wall	m³	7	\$ 2,350	2010	2012	75	\$ 16,450	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Bearings	Neoprene Bearing Pad	Ea.	2	\$ 100	2010	2012	30	\$ 200	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	Pier 2																	
		Concrete Pier Wall	750 thick pier wall	m³	7	\$ 2,350	2010	2012	75	\$ 16,450	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Bearings	Neoprene Bearing Pad	Ea.	2	\$ 100	2010	2012	30	\$ 200	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Inspected By		Geoff Sarazin and Milagro Vaquerano																
Inspection Date		07-Jun-12																
Location		Albert Street																
Superstructure Type		Cast in Place Concrete Slab																
Deck Type		Cast in Place Concrete																
Substructure Type		Cast in Place Concrete Piers and Abutments																
# Spans		4																
Span Length		8.6, 5.4, 5.4, 8.5 m																
Deck Width		5.0 metres																
Bridge Use		Pedestrian and Light vehicle loading																
STRUCTURAL SUPERSTRUCTURE																		
Deck																		
	Surface	Cast in Place concrete	-	-		2004?	2012		25		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Deck	Cast in Place concrete	m ³	35	\$ 1,700	2004?	2012		75	\$ 59,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bridgerail Posts	Round pipe	m	54	\$ 525	2004?	2012		50	\$ 28,140	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Handrails	Round pipe and decorative trim	m	54	\$ 325	2004?	2012		50	\$ 17,420	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Abutment 1																		
	Backwall Construction	Cast in Place Concrete Backwalls	m ³	6	\$ 2,350	2004?	2012		75	\$ 14,100	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2,350	2004?	2012		75	\$ 23,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Bearings	Neoprene Bearing Pad	m	5	\$ 100	2004?	2012		30	\$ 500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Abutment 2																		
	Backwall Construction	Cast in Place Concrete Backwalls	m ³	6	\$ 2,350	2004?	2012		75	\$ 14,100	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Wingwall Construction	Cast in Place Concrete Wingwalls	m ³	10	\$ 2,350	2004?	2012		75	\$ 23,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Bearings	Neoprene Bearing Pad	m	5	\$ 100	2004?	2012		30	\$ 500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Pier 1																		
	Concrete Pier Wall	Concrete Pier Wall	m ³	6	\$ 2,350	2004?	2012		75	\$ 14,100	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Neoprene Bearing Pad	m	5	\$ 100	2004?	2012		30	\$ 500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Pier 2																		
	Concrete Pier Wall	Concrete Pier Wall	m ³	6	\$ 2,350	2004?	2012		75	\$ 14,100	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Neoprene Bearing Pad	m	5	\$ 100	2004?	2012		30	\$ 500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Superstructure Type		Steel Through Truss with steel cross beams																
Deck Type		2 x 8 wood planks																
Substructure Type		Cast in Place Concrete Backwalls and Wingwalls																
# Spans		1																
Span Length		15.0 metres																
Deck Width		3.84 metres																
Bridge Use		Pedestrian and Light vehicle loading																
STRUCTURAL																		
Approach 1																		
	Approach Road	Gravel pathway	-	-		-	2012		-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some settlement on NW corner, visible sag near approach slab	1 - Rare	2 - Minor	Add granular material to NW corner and fill in sag	\$ 1,000
	Approach Slab	400 mm thick x 7.0 m long	m³	11	\$ 1,450	2004?	2012		75	\$ 15,950	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Approach 2																		
	Approach Road	Gravel pathway	-	-		2004?	2012		-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some settlement at SW corner	1 - Rare	2 - Minor	Add granular material to SW corner	\$ 1,000
	Approach Slab	400 mm thick x 7.0 m long	m³	11	\$ 1,450	2004?	2012		75	\$ 15,950	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUPERSTRUCTURE																		
Deck																		
	Surface	Arched profile	-	-		-	2012		-		07-Jun-12							
	Deck	38 x 184 treated wood planks	m²	58	\$ 48	2004?	2012		25	\$ 2,784	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Damage at west corner at south abutment	2 - Unlikely	2 - Minor	Replace plank at south abutment	
	Deck to Girder Bolts	Planks screwed to 38 x 89 below	-	-		2004?	2012		-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Loose transition plate at south abutment	2 - Unlikely	1 - Insignificant	Fasten transition plate at south abutment	
	Bridgerail Posts	Round pipe and vertical truss components	m	56	\$ 525	2004?	2012		50	\$ 29,400	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Handrails	38 x 286 fastened to top chord of truss	m	56	\$ 11	2004?	2012		25	\$ 588	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Loose bolt on east side at 7th plank from north, broken spacer block on west side at south abutment	2 - Unlikely	2 - Minor		
Girder Dimensions																		
	# Girders	2 Steel Trusses - 1250 depth	-	-		2004?	2012		75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano						
	Top Chord	HSS 152 x 152	m	55	\$ 165	2004?	2012		75	\$ 9,075	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bottom Chord	HSS 152 x 152	m	38	\$ 165	2004?	2012		75	\$ 6,270	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Vertical Members	Double HSS 127 x 127 spaced at 1730 mm	m	60	\$ 130	2004?	2012		75	\$ 7,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Diagonal Members	HSS 127 x 127	m	48	\$ 130	2004?	2012		75	\$ 6,240	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Cross Members	HSS 152 x 102 spaced at 1200 mm	m	60	\$ 130	2004?	2012		75	\$ 7,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Longitudinal Beams	HSS 76 x 76 spaced at 300 mm	m	230	\$ 60	2004?	2012		75	\$ 13,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Diaphragms	HSS 76 x 76	m	42	\$ 60	2004?	2012		75	\$ 2,520	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUBSTRUCTURE																		
Abutment 1																		
	Backwall Construction	Cast in Place Concrete Backwalls	m³	4	\$ 2,350	2004?	2012		75	\$ 9,400	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Wingwall Construction	Cast in Place Concrete Wingwalls	m³	10	\$ 2,350	2004?	2012		75	\$ 23,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$ 650	2004?	2012		75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Riprap	Grouted Riprap	m³	16	\$ 325	2004?	2012		30	\$ 5,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some loose or removed stones	3 - Possible	1 - Insignificant	Replace and regrout missing stones	\$ 1,000
Abutment 2																		
	Backwall Construction	Cast in Place Concrete Backwalls	m³	4	\$ 2,350	2004?	2012		75	\$ 9,400	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Wingwall Construction	Cast in Place Concrete Wingwalls	m³	10	\$ 2,350	2004?	2012		75	\$ 23,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$ 650	2004?	2012		75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		

Asset Inventory						Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Riprap	Grouted Riprap	m ³	16	\$ 325	2004?	2012	30	\$ 5,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some loose or removed stones	3 - Possible	1 - Insignificant	Replace and regrout missing stones	\$ 1,000

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
	Superstructure Type	Steel Through Truss with steel cross beams																
	Deck Type	2 x 8 wood planks																
	Substructure Type	Cast in Place Concrete Abutment Caps and Piles																
	# Spans	1																
	Span Length	13.8 metres																
	Deck Width	2.2 metres																
	Bridge Use	Pedestrian and Light vehicle loading																
STRUCTURAL																		
	Approach 1																	
		Approach Road	Gravel pathway	-	-		2004	2012	-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Included in Pathways	1 - Rare	1 - Insignificant		
		Approach Slab	Concrete curb only	m³	0	\$ 1,450	2004	2012	50	\$ 435	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Approach 2																	
		Approach Road	Gravel pathway	-	-		2004	2012	-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Included in Pathways	1 - Rare	1 - Insignificant		
		Approach Slab	Concrete curb only	m³	0	\$ 1,450	2004	2012	50	\$ 435	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
SUPERSTRUCTURE																		
	Deck																	
		Surface	Arched profile	-	-		2004	2012	-		07-Jun-12							
		Deck	38 x 184 treated wood planks	m²	30	\$ 48	2004	2012	25	\$ 1,440	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Deck to Girder Bolts	Planks screwed to 38 x 89 below	-	-		2004	2012	-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
		Bridgerail Posts	Round pipe and vertical truss components	m	28	\$ 525	2004	2012	50	\$ 14,700	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Handrails	64 x 286 fastened to top chord of truss	m	28	\$ 16	2004	2012	25	\$ 434	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Wrong fastener at SE corner, South middle panel is loose	2 - Unlikely	2 - Minor		
	Girder Dimensions																	
		# Girders	2 Steel Trusses - 1200 depth	-	-		2004	2012	-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano						
		Top Chord	HSS 152 x 102	m	27	\$ 130	2004	2012	75	\$ 3,510	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Bottom Chord	HSS 152 x 102	m	27	\$ 130	2004	2012	75	\$ 3,510	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Vertical Members	Double HSS 127 x 76 spaced at 1220 mm	m	60	\$ 105	2004	2012	75	\$ 6,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Diagonal Members	HSS 76 x 51	m	36	\$ 52	2004	2012	75	\$ 1,872	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Cross Members	HSS 76 x 76 spaced at 1200 mm	m	25	\$ 60	2004	2012	75	\$ 1,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Longitudinal Beams	HSS 76 x 76 spaced at 450 mm	m	67	\$ 60	2004	2012	75	\$ 4,020	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
SUBSTRUCTURE																		
	Abutment 1																	
		Backwall Construction	Gabion basket backwall	m³	8	\$ 325	2004	2012	30	\$ 2,600	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Abutment Cap	Cast in Place 400 x 450 x 2600 L	m³	1	\$ 1,700	2004	2012	75	\$ 850	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Abutment Pile	900 diameter CIP pile	m³	8	\$ 2,350	2004	2012	75	\$ 17,625	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Wingwall Construction	Gabion basket wingwall	m³	16	\$ 325	2004	2012	30	\$ 5,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$ 650	2004	2012	75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Incomplete bearing at north edge, overhangs by 20 mm	1 - Rare	4 - Major	Repair Bearing	\$ 500
		Riprap	Gabion baskets	m³	6	\$ 325	2004	2012	30	\$ 1,950	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Abutment 2																	
		Backwall Construction	Gabion basket backwall	m³	8	\$ 325	2004	2012	30	\$ 2,600	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Abutment Cap	Cast in Place 400 x 450 x 2600 L	m³	1	\$ 1,700	2004	2012	75	\$ 850	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		

Asset Inventory						Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Abutment Pile	900 diameter CIP pile	m³	8	\$ 2,350	2004	2012	75	\$ 17,625	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Wingwall Construction	Gabion basket wingwall	m³	16	\$ 325	2004	2012	30	\$ 5,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Bearings	Steel Baseplate on Grout Bearing Pad	Ea.	2	\$ 650	2004	2012	75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Incomplete bearing at north edge, overhangs by 8 mm	1 - Rare	4 - Major	Repair Bearing	\$ 500
		Riprap	Gabion baskets	m³	6	\$ 325	2004	2012	30	\$ 1,950	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Superstructure Type		Cast in Place Concrete																
Deck Type		Cast in Place Concrete																
Substructure Type																		
Overlook Length																		
Overlook Width																		
STRUCTURAL SUPERSTRUCTURE																		
Deck																		
		Surface	Normal and Stamped Concrete	m ²	800	\$ 26	2010	2012	75	\$ 20,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Deck	Cast in Place Concrete	m ³	160	\$ 1,450	2010	2012	75	\$ 232,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Handrails	Round pipe	m	130	\$ 200	2010	2012	50	\$ 26,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Handrail Posts	Round pipe and decorative trim	m	130	\$ 525	2010	2012	50	\$ 68,250	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUBSTRUCTURE																		
Wall Construction																		
		North Section	Concrete Curb	m ³	3	\$ 2,350	2010	2012	75	\$ 6,345	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Wall is restraining water on south abutment below Broad Street road bridge	1 - Rare	2 - Minor		
		South Section	Concrete Curb	m ³	3	\$ 2,350	2010	2012	75	\$ 6,345	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Superstructure Type		Cast in Place Concrete																
Deck Type		Cast in Place Concrete																
Substructure Type																		
Overlook Length																		
Overlook Width																		
STRUCTURAL																		
SUPERSTRUCTURE																		
Deck																		
		Surface and Deck	Asphalt	m ²	790	\$ 52	2004	2012	30	\$ 41,080	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Handrails	Round pipe	m	92	\$ 200	2004	2012	50	\$ 18,400	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Handrail Posts	Round pipe and decorative trim	m	92	\$ 525	2004	2012	50	\$ 48,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
SUBSTRUCTURE																		
Wall Construction																		
		Wall Construction	Precast Concrete Panels	m ³	75	\$ 1,950	2004	2012	75	\$ 146,250	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Decorative Concrete Panel Displays	Precast Concrete Panels	Ea.	20	\$ 4,000	2004	2012	75	\$ 80,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	One of the southern pictures is loose from the concrete	1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Superstructure Type		Wood																
Deck Type		Wood Planking																
Substructure Type		Concrete Piles																
Overlook Length																		
Overlook Width																		
STRUCTURAL SUPERSTRUCTURE																		
Deck																		
	Surface	Untreated wood	-	-		1990?	2012				06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some weathering	3 - Possible	1 - Insignificant		
	Deck	Wood 2" x 6" planks	m ²	250	\$ 52	1990?	2012		25	\$ 13,000	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some broken Planks at South	2 - Unlikely	2 - Minor	Replace broken planks at end of outlook	\$ 500
	Handrails	Wood 2" x 12" plank bolted to steel posts	m	146	\$ 11	1990?	2012		25	\$ 1,533	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Handrail Posts	HSS 102 x 51 square tubes spaced at 1400 O.C.	m	146	\$ 525	1990?	2012		50	\$ 76,650	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Girder Dimensions																		
	Main Girders	3 - Glulam 140 mm x 305 mm beams	m	200	\$ 145	1990?	2012		50	\$ 29,000	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
	Additional Girders at Lookouts	2 - Glulam 140 mm x 305 mm beams	m	13	\$ 145	1990?	2012		50	\$ 1,885	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
SUBSTRUCTURE																		
Abutment 1																		
	Backwall Construction	Concrete backwall	m ³	1	\$ 2,350	1990?	2012		75	\$ 2,350	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Concrete Footing	Cast in Place Concrete footing	m ³	3	\$ 1,700	1990?	2012		75	\$ 5,100	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012		75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Pier 1																		
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012		75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Column	500 diameter concrete column	m ³	1	\$ 2,600	1990?	2012		75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Pier Cap	Tapered Concrete Cap beam 450 mm wide	m ³	1	\$ 2,350	1990?	2012		75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012		75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Pier 2																		
	Piles	Cast in Place concrete	Ea.	1	\$ 6,500	1990?	2012		75	\$ 6,500	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Column	800 diameter concrete column	m ³	2	\$ 2,600	1990?	2012		75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Pier Cap	Tapered Concrete Cap beam 720 mm wide	m ³	2	\$ 2,350	1990?	2012		75	\$ 4,700	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	5	\$ 650	1990?	2012		75	\$ 3,250	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Pier 3																		
	Piles	Cast in Place concrete	Ea.	1	\$ 6,500	1990?	2012		75	\$ 6,500	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Column	800 diameter concrete column	m ³	2	\$ 2,600	1990?	2012		75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some bugholes	1 - Rare	4 - Major	Patch bugholes	\$ 500
	Pier Cap	Tapered Concrete Cap beam 720 mm wide	m ³	2	\$ 2,350	1990?	2012		75	\$ 4,700	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	5	\$ 650	1990?	2012		75	\$ 3,250	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Pier 4																		
	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012		75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Column	500 diameter concrete column	m ³	1	\$ 2,600	1990?	2012		75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some bugholes	1 - Rare	4 - Major	Patch bugholes	\$ 500
	Pier Cap	Tapered Concrete Cap beam 450 mm wide	m ³	1	\$ 2,350	1990?	2012		75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
	Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012		75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Pier 5																		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
Pier Construction	Pier 6	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012	75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
		Column	500 diameter concrete column	m³	1	\$ 2,600	1990?	2012	75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
		Pier Cap	Tapered Concrete Cap beam 450 mm wide	m³	1	\$ 2,350	1990?	2012	75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
		Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012	75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant			
		Pier 6																	
	Pier 7	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012	75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Column	500 diameter concrete column	m³	1	\$ 2,600	1990?	2012	75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Pier Cap	Tapered Concrete Cap beam 450 mm wide	m³	1	\$ 2,350	1990?	2012	75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012	75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
		Pier 7																	
	Pier 8	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012	75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Column	500 diameter concrete column	m³	1	\$ 2,600	1990?	2012	75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Pier Cap	Tapered Concrete Cap beam 450 mm wide	m³	1	\$ 2,350	1990?	2012	75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012	75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
		Pier 8																	
	Pier 9	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012	75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Column	500 diameter concrete column	m³	1	\$ 2,600	1990?	2012	75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Pier Cap	Tapered Concrete Cap beam 450 mm wide	m³	1	\$ 2,350	1990?	2012	75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012	75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
		Pier 9																	
	Pier 10	Piles	Cast in Place concrete	Ea.	1	\$ 5,200	1990?	2012	75	\$ 5,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Column	500 diameter concrete column	m³	1	\$ 2,600	1990?	2012	75	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Bugholes in column		1 - Rare	4 - Major	Patch bugholes	\$ 500
		Pier Cap	Tapered Concrete Cap beam 450 mm wide	m³	1	\$ 2,350	1990?	2012	75	\$ 1,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
		Bearings	Steel Baseplate on Grout pad	Ea.	3	\$ 650	1990?	2012	75	\$ 1,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
		Pier 10																	
Pier 10	Piles	Cast in Place concrete	Ea.	6	\$ 5,200	1990?	2012	75	\$ 31,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major			
	Column	500 diameter concrete columns (6)	m³	6	\$ 2,600	1990?	2012	75	\$ 15,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major			
	Pier Cap	Concrete Cap beam 450 mm wide	m³	8	\$ 2,350	1990?	2012	75	\$ 18,800	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Semi-circular ring of beams		1 - Rare	4 - Major			
	Bearings	Steel Baseplate on Grout pad	Ea.	22	\$ 650	1990?	2012	75	\$ 14,300	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant			
	Pier 10																		
Stair Construction																			
Stair Construction	STAIR CONSTRUCTION																		
	Wood Stair Construction	Wood 2" x 6" planks	m²	21	\$ 52	1990?	2012	25	\$ 1,092	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			2 - Unlikely	2 - Minor			
	Metal Stair Support	C310 channels	m	33	\$ 400	1990?	2012	75	\$ 13,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant			
	Stair Handrails	Included Above	-	-		1990?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	2 - Minor			

Asset Inventory				Value					Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Structural Steel																
Wood Planking																
Concrete Piles																
14.7 metres																
2.54 metres																
Surface	Painted	-	-				-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		3 - Possible	1 - Insignificant	Repaint in next 2 years	\$ 500
Deck	Wood 1" x 6" planks	m ²	37	\$ 52	1979?	2012	25	\$ 1,941	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Ties & Subdeck	Wood 2" x 4" on top of Steel Beams	-	-		1979?	2012	-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Handrails	Wood 2" x 4" bolted to Steel HSS	m	33	\$ 7	1979?	2012	25	\$ 212	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Handrail Posts	HSS square tubes	m	33	\$ 525	1979?	2012	50	\$ 17,115	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Main Girders	2 - W360 steel beams	m	30	\$ 600	1979?	2012	75	\$ 18,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
Cross Beams	W200 beams	m	5	\$ 525	1979?	2012	75	\$ 2,625	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Backwall Construction	No backwall	-	-				-		07-Jun-12	Geoff Sarazin and Milagro Vaquerano						
Concrete Piles	1 - 400 diameter concrete pile and 1 concrete foundation wall	Ea.	2	\$ 4,000	1979?	2012	75	\$ 8,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Foundation wall may have moved	2 - Unlikely	4 - Major	Stabilize foundation wall	\$ 2,000
Bearings	Steel Baseplate on Grout pad	Ea.	2	\$ 650	1979?	2012	75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	3 - Replacement	Grout has crushed under bearing plate	4 - Likely	3 - Significant	RegROUT under baseplate and repair anchor bolts	\$ 1,000
Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	1979?	2012	75	\$ 8,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
Bearings	Grout pad	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Steel Baseplate	Steel baseplate with 4 bolts	Ea.	2	\$ 650	1979?	2012	75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Steel Column	HSS 102 x 102	Ea.	2	\$ 1,300	1979?	2012	75	\$ 2,600	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	1979?	2012	75	\$ 8,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
Bearings	Grout pad	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Steel Baseplate	Steel baseplate with 4 bolts	Ea.	2	\$ 650	1979?	2012	75	\$ 1,300	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Steel Column	HSS 102 x 102	Ea.	2	\$ 1,300	1979?	2012	75	\$ 2,600	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
	Superstructure Type	Cast in Place Concrete																
	Deck Type	Cast in Place Concrete																
	Substructure Type	Concrete Walls																
	Overlook Length																	
	Overlook Width																	
STRUCTURAL																		
	Approach Slab																	
		Cast in Place Concrete	Brushed concrete finish	m³	24	\$ 1,450	1964	2012	75	\$ 34,800	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Approach slab has several cracks and has settled	3 - Possible	2 - Minor	Mudjack under slab near Overlook to decrease step height	\$ 10,000
SUPERSTRUCTURE																		
	Deck																	
		Surface	Waterproof Membrane	m²	75	\$ 65	1964	2012	30	\$ 4,875	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Membrane is gone or damaged at several locations	3 - Possible	2 - Minor	Replace Membrane	\$ 3,750
		Deck - Lower Bowl	Cast in place concrete	m³	16	\$ 2,350	1964	2012	75	\$ 36,848	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Concrete has local damage at stair	1 - Rare	4 - Major		
		Guardrail - Lower Bowl	Cast in place concrete curb	m³	6	\$ 3,250	1964	2012	75	\$ 18,980	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some minor cracking and weathering	1 - Rare	2 - Minor		
		Deck - Upper Bowl	Cast in place concrete	m³	22	\$ 2,350	1964	2012	75	\$ 51,395	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some minor cracking and weathering	1 - Rare	4 - Major		
		Guardrail - Upper Bowl	Cast in place concrete curb	m³	8	\$ 3,250	1964	2012	75	\$ 26,130	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some minor cracking and weathering	1 - Rare	2 - Minor		
SUBSTRUCTURE																		
	Supported by Willow Island Pumpstation																	
	Stair Construction																	
		STAIR CONSTRUCTION																
		Cast in Place Concrete Stairs	Two concrete risers above approach slab	m³	6	\$ 2,350	1964	2012	75	\$ 14,100	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor		
	Stair Finishes																	
		Treads and Landing Finishes	Brushed concrete finish	m²	14	\$ 26	1964	2012	75	\$ 364	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	1 - Insignificant		

Asset Inventory				Value					Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Cast in Place Concrete																
Cast in Place Concrete																
Concrete Walls																
Gravelled Pathway	Gravel				1967	2012	15		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Large Grass obscuring steps, large step up to first concrete step	3 - Possible	2 - Minor	Clear brush and relevel gravel to decrease step height	\$ 1,000
Surface	Waterproof Membrane				1967	2012	30		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	3 - Replacement	Membrane is gone, concrete is pocked	5 - Imminent	2 - Minor	Replace Membrane	\$ 3,750
Deck - Lower bowl	Cast in place concrete	m³	13	\$ 2,350	1967	2012	75	\$ 30,550	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Concrete is pocked and damaged	3 - Possible	4 - Major		
Guardrail - Lower Bowl	Cast in place concrete curb	m³	5	\$ 2,350	1967	2012	75	\$ 11,750	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Major cracking and weathering	3 - Possible	2 - Minor		
Deck - Upper Bowl	Cast in place concrete	m³	17	\$ 2,350	1967	2012	75	\$ 39,950	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		3 - Possible	4 - Major		
Guardrail - Upper Bowl	Cast in place concrete curb	m³	6	\$ 2,350	1967	2012	75	\$ 14,100	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		3 - Possible	2 - Minor		
North Retaining Wall	Concrete. Width 195mm, height 1400mm	m³	13	\$ 2,350	1967	2012		\$ 30,550	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Crack through entire joint between portion 1 and 2. Only on east face, not on west face.	2 - Unlikely	3 - Significant		
South Retaining Wall	Concrete. Width 195mm, height 1400mm	m³	14	\$ 2,350	1967	2012		\$ 32,900	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Deep crack through entire joint between portion 1 and 2, on both the east & west face. Smaller crack through joint 3 & 2.	2 - Unlikely	3 - Significant		
nd Pumpstation																
STAIR CONSTRUCTION																
Cast in Place Concrete Stairs	Two concrete risers above approach slab	m³	6	\$ 1,700	1967	2012	75	\$ 10,200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor		
Treads and Landing Finishes	Smooth concrete finish with 2 traction strips	m²	14	\$ 26	1967	2012	75	\$ 364	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	1 - Insignificant		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
Superstructure Type		Structural Steel																
Deck Type		Fiberglass Decking (Trex)																
Substructure Type		Concrete Piles																
Overlook Length																		
Overlook Width																		
STRUCTURAL SUPERSTRUCTURE																		
Deck																		
	Deck	1" x 6" fibreglass (trex) planks	m ²	30	\$ 120	2004?	2012	50	\$ 3,552	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			2 - Unlikely	3 - Significant		
	Ties & Subdeck	Wood 2" x 8"	-	-		2004?	2012	-		08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			2 - Unlikely	2 - Minor		
	Handrails	Wood 2" x 6" bolted to HSS 102 x 51	m	17	\$ 130	2004?	2012	25	\$ 2,210	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			2 - Unlikely	2 - Minor		
	Handrail Posts	HSS 51 x 51 square tubes	m	17	\$ 525	2004?	2012	50	\$ 8,925	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	2 - Minor		
Girder Dimensions																		
	Main Girders	W250 beams exterior, W200 interior beams	m	18	\$ 525	2004?	2012	75	\$ 9,450	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		
	Cross Beams	Wood 2" x 8"	m	80	\$ 11	2004?	2012	25	\$ 840	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
SUBSTRUCTURE																		
Abutment 1																		
	Backwall Construction	Concrete Backwall with Outfall	m ³	6	\$ 2,350	2004?	2012	75	\$ 14,100	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
	Wingwall Construction	Concrete Wingwalls	m ³	8	\$ 2,350	2004?	2012	75	\$ 18,800	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	3 - Significant		
	Concrete Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	2004?	2012	75	\$ 8,000	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	SW pile has horizontal crack and NW pile has diagonal crack		3 - Possible	4 - Major	Repair top of SW and NW piles	\$ 2,000
	Bearings	Steel Baseplate	Ea.	2	\$ 650	2004?	2012	75	\$ 1,300	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair			3 - Possible	4 - Major		
Pier 1																		
	Piles	2 - 400 diameter concrete piles	Ea.	2	\$ 4,000	2004?	2012	75	\$ 8,000	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	SE pile has diagonal crack in bearing zone		3 - Possible	4 - Major	Repair top of SE pile	\$ 1,000
	Bearings	Steel Baseplate	Ea.	2	\$ 650	2004?	2012	75	\$ 1,300	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair			3 - Possible	4 - Major		
	Steel Column	HSS 102 x 102	Ea.	2	\$ 1,300	2004?	2012	75	\$ 2,600	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good			1 - Rare	4 - Major		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
OVERALL																		
	Superstructure Type	Cast in Place Concrete																
	Deck Type	Cast in Place Concrete and Brick																
	Substructure Type	Unknown - Unable to access																
	Overlook Length	11.4 metres																
	Overlook Width	15.2 metres																
STRUCTURAL SUPERSTRUCTURE																		
	Deck																	
		Surface	Normal Finish and Brick	m ²	500	\$ 26	2001	2012	30	\$ 13,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some bricks damaged by south side	2 - Unlikely	2 - Minor	Replace damaged or broken bricks	\$ 8,000
		Deck	Cast in Place Concrete and Brick	m ³	50	\$ 1,450	2001	2012	30	\$ 72,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
		Concrete Planters	1.55 m x 1.55 m Cast in place concrete planters	Ea.	6	\$ 4,000	2001	2012	75	\$ 24,000	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
		Concrete Benches	1.0 m x 1.0 m concrete benches	Ea.	6	\$ 2,600	2001	2012	75	\$ 15,600	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
		Concrete Bollards	Cast in Place Concrete bollards	Ea.	10	\$ 1,950	2001	2012	75	\$ 19,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Base chipping on several	1 - Rare	1 - Insignificant		
		Concrete Barrier Wall	410 mm wide concrete walls	m ³	15	\$ 2,350	2001	2012	75	\$ 35,250	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Dock Hardware	Rubber bumper at water level and steel mooring posts	m	15	\$ 13	2001	2012	25	\$ 195	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Rubber bumper was torn	3 - Possible	1 - Insignificant		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	square foot	15400	\$ 2.89	1980	2012	100	\$ 67,000.00	30-Apr-12	Shaun Erick	1 - Good	Concrete strip footings for the foundation.	1 - Rare	4 - Major			
	Slab On Grade																		
	SLAB ON GRADE	A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	15400	\$ 5.87	1980	2012	100	\$ 135,500.00	30-Apr-12	Shaun Erick	1 - Good	Slab on Grade	1 - Rare	3 - Significant			
ENVELOPE																			
Floor and Wall Construction																			
	FLOOR & WALLS CONSTRUCTION	B1010	Includes structural framing for floors and supporting walls, structural floor slabs and floor decks, special purpose floor elements.	square foot	15400	\$ 13.18	1980	2012	100	\$ 304,500.00	30-Apr-12	Shaun Erick	1 - Good	Cast in place concrete construction. Minor damage was noted to the base of the concrete wall on the West side of the building.	1 - Rare	4 - Major	Repair concrete wall as required on the West side of the building.	\$ 750.00	
Exterior Walls																			
	Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	4000	\$ 4.00	1980	2012	40	\$ 24,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Rough sawn cedar 10 Plywood 38x140 Fir studs @ 400 O.C. R20 Insulation V.B. Wood strip siding on the exterior of the building is worn and dated. Dry rot was noted in various areas. Replace exterior wood siding with sheet metal products. The approximate replacement cost is \$29,000.	5 - Imminent	3 - Significant			
	Exterior Wall Insulation and Finishing Systems	B2013-F	EFIS	square foot	4000	\$ 1.37	1980	2012	60	\$ 8,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Insulation has become exposed on the base of the building on the South side of the building. Insulation has dried out and likely has lost its insulating properties.	2 - Unlikely	2 - Minor	Replace section of exposed insulation and cover with sheet metal.	\$ 500.00	
	Exterior Louvers, Screens and Shades	B2016		ea	3	\$ 250.00	1980	2012	50	\$ 1,000.00	30-Apr-12	Shaun Erick	1 - Good	Pre-finished aluminum vents. The approximate replacement cost is \$750.	1 - Rare	2 - Minor			
	Exterior Soffits	B2018	Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	square foot	270	\$ 8.00	1980	2012	50	\$ 3,000.00	30-Apr-12	Shaun Erick	2 - Fair	Wood strip soffits with a clear finish. Wood soffits are stained and water damage was noted. The approximate replacement cost with aluminum is \$4400.	3 - Possible	2 - Minor	Refinish wood soffits.	\$ 500.00	
Exterior Windows																			
	Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	525	\$ 55.00	1982	2012	40	\$ 43,500.00	30-Apr-12	Shaun Erick	1 - Good	Double glazed sealed units set in fixed aluminum frames with an anodized finish. The approximate replacement cost is \$25,000.	2 - Unlikely	3 - Significant			
Exterior Doors																			
	Glazed Entrances and Storefronts	B2031	Frames, glazing, caulking and accessories for exterior entrance doors, [matching vestibule doors] [matching transoms and sidelights]	ea	2	\$ 10,000.00	2008	2012	30	\$ 30,000.00	30-Apr-12	Shaun Erick	1 - Good	Aluminum frame storefront systems with 3/8" plate glass including 3' x 7" door with hardware.	1 - Rare	2 - Minor			
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00	1980	2012	40	\$ 5,500.00	30-Apr-12	Shaun Erick	2 - Fair	Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. Exterior steel doors have worn finishes. The approximate replacement cost is \$3600.	2 - Unlikely	2 - Minor			
	Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	1	\$ 1,600.00	1980	2012	30	\$ 2,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Exterior cedar clad wood door. Exterior wood door is worn and dated. Replace exterior wood door with a steel unit. The approximate replacement cost is \$1800.	4 - Likely	2 - Minor			
	Exterior Doors and Frames - Aluminium	B2032-C		ea	1	\$ 2,500.00	1981	2012	30	\$ 4,000.00	30-Apr-12	Shaun Erick	1 - Good	Glazed exterior doors with aluminum construction with an anodized finish set in aluminum frames.	2 - Unlikely	2 - Minor			
	Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	\$ 3,500.00	1980	2012	40	\$ 10,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Electrically operated exterior wood overhead sectional doors. (24'x7"). Exterior overhead doors are sagging and worn. Replace exterior overhead doors. The approximate replacement cost is \$8000.	4 - Likely	2 - Minor			
Roof Coverings																			
	Shakes - Wood	B3012-D		square foot	3850	\$ 6.02	1980	2012	30	\$ 35,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Cedar shake roof covering. Cedar shakes appear worn, damaged and some units are missing. Organic growth was also noted. Replace cedar shake roof covering with asphalt shingles. The approximate cost of replacement with asphalt shingles is \$13,000. The approximate cost of replacement with cedar shakes is \$25,000.	4 - Likely	3 - Significant			
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	270	\$ 12.19	1980	2012	40	\$ 5,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Wood strip fascia complete with a stained finish. Wood fascia is stained and dry rot was noted. Replace wood fascia with sheet metal products. The approximate replacement cost is \$2500.	4 - Likely	2 - Minor			
	Metal Gutters And Downspouts	B3015-A	Gutters and downspouts for roof drainage and directing water away from building.	linear foot	300	\$ 8.41	1980	2012	30	\$ 4,000.00	30-Apr-12	Shaun Erick	1 - Good	Pre-finished sheet metal gutters and ABS downspouts. The approximate replacement cost is \$3000.	1 - Rare	2 - Minor			
Roof Openings																			
	Skylights	B3021	Glazed roof opening for illumination of interior.	ea	1	\$ 3,500.00	1980	2012	25	\$ 5,500.00	30-Apr-12	Shaun Erick	1 - Good	Acrylic skylight. The approximate replacement cost is \$4000.	2 - Unlikely	2 - Minor			
INTERIORS																			
Partitions																			
	General Interior Fixed Partitions	C1011		square foot	600	\$ 9.00	2010	2012		\$ 8,000.00	30-Apr-12	Shaun Erick	1 - Good	Aluminum partition installed on the 3rd Floor.	1 - Rare	2 - Minor			
	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	square foot	1590	\$ 15.11	1980	2012	100	\$ 36,000.00	30-Apr-12	Shaun Erick	1 - Good	Interior partition walls with concrete masonry unit (CMU) construction and painted finishes.	1 - Rare	3 - Significant			
	Metal Railings	C1014-A		linear foot	80	\$ 97.00	1980	2012	60	\$ 11,500.00	30-Apr-12	Shaun Erick	1 - Good	Painted metal railings.	1 - Rare	2 - Minor			
	Windows - Aluminum	C1017-C		square foot	5000	\$ 43.64	1982	2012	50	\$ 327,500.00	30-Apr-12	Shaun Erick	1 - Good	Interior windows with single glazing set in aluminum frames with anodized finishes. The approximate replacement cost is \$45,000.	1 - Rare	3 - Significant			
	Operable Counter-Top Windows - Metal (Roll-up/Sliding)	C1018-A		ea	3	\$ 2,002.00	2010	2012	25	\$ 9,000.00	30-Apr-12	Shaun Erick	1 - Good	Aluminum roll-up countertop windows.	1 - Rare	2 - Minor			
Interior Doors																			
	Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	12	\$ 1,694.00	1980	2012	40	\$ 30,500.00	30-Apr-12	Shaun Erick	1 - Good	Hollow steel interior doors with a painted finish set in painted metal frames. The approximate replacement cost is \$22,000.	1 - Rare	3 - Significant			

Asset Inventory				Value								Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
Interior	Doors and Frames	Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	55	\$ 1,313.00	1980	2012	40	\$ 108,500.00	30-Apr-12	Shaun Erick	1 - Good	Solid core wood interior doors with a clear or painted finish set in steel frames. Minor damage was noted to various interior wood doors in the facility. The approximate replacement cost is \$73,000. Glazed interior doors with aluminum construction with an anodized finish set in aluminum frames. Single glazing set in aluminum frames with a clear or coloured anodized finish.	1 - Rare	3 - Significant	Repair interior wood doors as required throughout the facility.	\$ 2,000.00	
		Interior Doors and Frames - Aluminum	C1021-C		ea	1	\$ 2,500.00	2000	2012	40	\$ 4,000.00	30-Apr-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor			
		General Interior Storefronts and Entrances	C1023		ea	1	\$ 10,000.00	2008	2012	60	\$ 15,000.00	30-Apr-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor			
	Fittings																			
	Other Interior Fittings		C1039	Includes interior fittings required for project.	ea	1	\$ 1,000.00	1980	2012	60	\$ 1,500.00	30-Apr-12	Shaun Erick	1 - Good	Painted metal ladder for access to the roof installed in the West Stairs.	1 - Rare	2 - Minor			
	Stair Construction																			
	Concrete Stair Construction		C2010	Includes interior stairs, handrails, landings.	ea	6	\$ 2,500.00	1980	2012	100	\$ 22,500.00	30-Apr-12	Shaun Erick	1 - Good	Cast in place concrete stairs.	1 - Rare	3 - Significant			
	Stair Handrails		C2014	Standard design: [Pipe] [Tube] [Bar] handrails, pickets and bottom rails.	linear foot	240	\$ 97.00	1980	2012	60	\$ 35,000.00	30-Apr-12	Shaun Erick	1 - Good	Painted metal handrails. West stairs has incorporated glazing into the finish.	1 - Rare	3 - Significant			
	Stair Finishes																			
	Wall	Resilient Stair Finishes	C2024			square foot	270	\$ 8.00	1980	2012	25	\$ 3,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Vinyl and rubber stairs finishes have been installed in the stairwells. Vinyl finishes are worn and dated. Replace with a rubber stair finish to match existing. The approximate replacement cost is \$1200.	3 - Possible	2 - Minor		
Wall Finishes																				
Gypsum Wallboard Finish		C3011	Gypsum wallboard finish applied to interior wall surfaces. Includes gypsum wallboard furring strips and channels, tape and joint compound finish, accessories.	square door	35,000	\$ 1.57	1980	2012	60	\$ 82,500.00	30-Apr-12	Shaun Erick	1 - Good	Gypsum wallboard finish applied to interior wall surfaces. Minor damage was noted to gypsum board walls throughout the facility.	1 - Rare	2 - Minor	Repair gypsum board walls throughout the facility as required.	\$ 2,000.00		
Tile Wall Finish		C3014	Wall tile over [gypsum wallboard] [cementitious backer board at wet areas] [concrete and concrete unit masonry].	square foot	400	\$ 7.12	1980	2012	60	\$ 4,500.00	30-Apr-12	Shaun Erick	1 - Good	Ceramic tile wall finish installed in upper floor washrooms.	1 - Unlikely	2 - Minor				
Painting, Sealing and Staining - Walls		C3016		square feet	35,000	\$ 1.25	2000	2012	10	\$ 65,500.00	30-Apr-12	Shaun Erick	1 - Good	Paint finishes for interior walls. The approximate cost for interior paint is \$45,000.	3 - Possible	3 - Significant				
Other Wall Covering		C3017-C	Stainless steel wall accents.	square foot	90	\$ 11.00	2010	2012	30	\$ 1,500.00	30-Apr-12	Shaun Erick	1 - Good		1 - Rare	2 - Minor				
Floor Finishes																				
Resilient Flooring		Resilient Flooring - VCT Tile		C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	2000	\$ 4.51	1980	2012	25	\$ 13,500.00	30-Apr-12	Shaun Erick	3 - Replacement	12"x12" vinyl composite tile (VCT) flooring. VCT flooring installed in various areas of the facility is damaged and worn. Replace VCT flooring throughout the facility with sheet vinyl products. The approximate replacement cost is \$20,000.	4 - Likely	2 - Minor		
		Resilient Flooring - Sheet		C3022-B	Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial] [residential] duty.	square foot	1000	\$ 9.39	1995	2012	25	\$ 14,000.00	30-Apr-12	Shaun Erick	1 - Good	Commercial grade sheet vinyl flooring. Flooring installed in various areas of the building was noted to be different vintages. Sheet vinyl flooring installed in Office 117 is worn. Replace sheet vinyl flooring installed in Office 117. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
		Sheet Carpet		C3023-A	Commercial grade carpet suitable for [medium] [heavy] traffic area. Installation: [Direct glue-down] [Tackless mounting with cushion] [with carpet base]	square foot	8500	\$ 6.38	1980	2012	15	\$ 81,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Commercial grade sheet carpet. Carpet throughout the facility is dated and worn. Certain areas in the facility seams are showing and is stained. Replace with sheet vinyl products. The approximate replacement cost is \$80,000.	3 - Possible	3 - Significant		
	Carpet Tile		C3023-B	Commercial grade carpet tile suitable for [medium] [heavy] traffic area. Installation: [Direct glue-down] [Tackless mounting with cushion] [with carpet base]	square foot	2500	\$ 5.38	2010	2012	15	\$ 20,000.00	30-Apr-12	Shaun Erick	1 - Good	Commercial grade carpet tiles.	2 - Unlikely	2 - Minor			
	Standard Wood Flooring		C3024-A	Standard Wood Flooring Type: [Wood strip flooring] [Wood block flooring.] [Wood parquet flooring, [acrylic impregnated] [vinyl bonded]] [Wood composition flooring panels].	square foot	900	\$ 3.30	2010	2012	30	\$ 4,500.00	30-Apr-12	Shaun Erick	1 - Good	Commercial grade laminate flooring.	1 - Rare	2 - Minor			
	Tile Flooring		C3025-A		square foot	1000	\$ 14.94	2010	2012	50	\$ 22,500.00	30-Apr-12	Shaun Erick	1 - Good	Ceramic tile flooring.	1 - Rare	2 - Minor			
	Tile Flooring		C3025-A		square foot	200	\$ 12.95	1980	2012	50	\$ 4,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Mosaic tile flooring. Mosaic tile flooring installed in the washrooms and Storage Room 216 is worn and damaged. Replace mosaic tile flooring installed with sheet vinyl or ceramic tile products. The approximate cost of replacement is \$3000.	4 - Likely	2 - Minor			
	Ceiling Finishes																			
	Gypsum Board Ceiling	Gypsum Board Ceiling Finish		C3032	Gypsum wallboard finish system for interior ceilings, for tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	square foot	1000	\$ 4.67	1980	2012	50	\$ 7,000.00	30-Apr-12	Shaun Erick	1 - Good	Painted gypsum wallboard finish system for interior ceilings.	1 - Rare	2 - Minor		
		General Suspended Acoustic Ceiling		C3033		square foot	10000	\$ 4.25	1990	2012	25	\$ 64,000.00	30-Apr-12	Shaun Erick	1 - Good	Acoustic ceiling panels with a suspended T-bar aluminum frame system. Stained ceiling tiles were noted throughout the facility. Some of the facility has been upgraded. The approximate cost of replacement in the remaining areas is approximately \$11,000.	1 - Rare	3 - Significant	Replace stained ceiling tiles as required throughout the facility.	\$ 1,000.00
Wood and Wood Paneling Ceilings		C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	square foot	2000	\$ 9.91	1980	2012	100	\$ 29,500.00	30-Apr-12	Shaun Erick	1 - Good	Wood strip ceiling complete with a stained finish.	1 - Rare	3 - Significant				
SERVICES - CONVEYING																				
Elevators and Lifts																				
Passenger Elevators		D1011	Electric and hydraulic traction.				1980	2012	30		30-Apr-12	Shaun Erick	1 - Good	Passenger elevator. Single car. Elevator is maintained by manufacturer. For additional information contact manufacturer.						
SERVICES - PLUMBING																				
Plumbing Fixtures																				
Toilets	Toilets		D2011	Toilets for washrooms.	ea	7	\$ 500.00	1980	2012	35	\$ 5,500.00	30-Apr-12	Shaun Erick	1 - Good	Standard tank flush toilet with regular bowl and open front seat. The approximate replacement cost is \$3500.	3 - Possible	2 - Minor			
	Urinals		D2012	Urinals for washrooms.	ea	1	\$ 1,000.00	1980	2012	35	\$ 1,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Floor mounted pedestal type vitreous china units. Pedestal urinals create maintenance and sanitation issues. Replace floor mounted urinal with a wall mounted unit. The approximate replacement cost is \$2000.	4 - Likely	2 - Minor			
	Kitchen Sinks		D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	ea	2	\$ 225.00	2010	2012	30	\$ 500.00	30-Apr-12	Shaun Erick	1 - Good	Double bowl stainless steel sinks c/w swing spout supply trim.	1 - Rare	2 - Minor			
	Custodial Sinks		D2014-C		ea	1	\$ 1,000.00	2000	2012	35	\$ 1,500.00	30-Apr-12	Shaun Erick	1 - Good	Stainless steel service sink complete with supply trim.	1 - Rare	2 - Minor			
	Custodial Sinks		D2014-C		ea	1	\$ 1,000.00	1980	2012	35	\$ 1,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	5 - Imminent	2 - Minor			

Asset Inventory				Value								Condition			Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Domestic Water Distribution	Washroom Sinks		D2014-E		ea	8	\$ 60.00	1980	2012	30	\$ 500.00	30-Apr-12	Shaun Erick	1 - Good	Enamel on steel sink set in vanity c/w supply trim. The approximate replacement cost with vitreous china units is \$1800.	2 - Unlikely	2 - Minor		
	General Drinking Fountains and Water Coolers		D2018	Drinking fountain: [Wall mounted, [non-recessed] [semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast iron] [fiberglass].	ea	1	\$ 1,000.00	2010	2012	35	\$ 1,500.00	30-Apr-12	Shaun Erick	1 - Good	Stainless steel wall hung cooler installed in corridors.	1 - Rare	2 - Minor		
	Pumps		D2021-A		ea	1	\$ 500.00	2005	2012	20	\$ 1,000.00	30-Apr-12	Shaun Erick	1 - Good	Domestic hot water recirculation pump. Domestic hot water heater. "A.O. Smith" m/n: BTRC251110 s/n: D05M002663 65USg. 251,000BTUH	2 - Unlikely	2 - Minor		
	Water Heaters		D2023		ea	1	\$ 3,600.00	2005	2012	20	\$ 5,500.00	30-Apr-12	Shaun Erick	1 - Good		2 - Unlikely	2 - Minor		
	SERVICES - FIRE/LIFE/SAFETY & SECURITY																		
Fire Protection Specialties																			
	Fire Extinguishers		D4033		ea	12	\$ 95.00	1980	2012	30	\$ 2,500.00	30-Apr-12	Shaun Erick	2 - Fair	CO2 and ABC type fire extinguishers installed in various areas of the facility. Various ABC fire extinguishers were made pre-1984 and are no longer up to code. A CO2 fire extinguisher in Storage Room 113.1 and ABC fire extinguisher in Office 217 was on the floor. Replace outdated fire extinguishers and installed wall brackets for extinguishers on the floor. Install locator signage for fire extinguishers throughout the building. The approximate replacement cost is \$600.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
	Main Electrical Switchboards		D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	ea	1	\$ 9,332.00	1980	2012	40	\$ 14,000.00	30-Apr-12	Shaun Erick	1 - Good	Main switch 120/208V, 800A, 3 phase, 4 wire. The approximate cost of replacement is \$10,000.	1 - Rare	2 - Minor		
	Branch Circuit Panelboards		D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	5	\$ 1,800.00	1980	2012	30	\$ 13,500.00	30-Apr-12	Shaun Erick	1 - Good	Branch circuit panels have been installed in various areas of the facility. CCT Panel A (Mech Rm) - 100% CCT Panel B (Mech Rm) - 45% CCT Panel D (Elec/Jan) - 100% CCT Panel E (Elec/Jan) - 50% CCT Panel H (Stor 216) - 75% CDP (Mech Rm) Circuit panels in the facility are at approximately 74% capacity. Circuit panels in the facility have exceeded their forecasted life cycle but are still in serviceable condition. Retain an electrical consultant to analyze and ensure equipment is in operating condition. The approximate cost to replace circuit panels is approximately \$10,000 and the approximate cost of the electrical consultant is \$3000.	2 - Unlikely	2 - Minor		
	Motor Control Centers		D5015	Motor control centers, including cabinet, motor starters, contactors, switches, conduit, wire and fittings.	ea	1	\$ 3,924.00	1980	2012	30	\$ 6,000.00	30-Apr-12	Shaun Erick	1 - Good	Motor control center installed on the Main Floor Janitor/Electrical Room. 208V, 600A, 3 phase, 4 wire. The unit has exceeded its forecasted life cycle but is still operating as required. Retain electrical personnel to analyze and ensure equipment is operating as intended. Approximate cost to replace the unit is \$4000 and the approximate cost for a consultant is \$3000.	3 - Possible	2 - Minor		
Lighting and Branch Wiring																			
	Interior Fluorescent Fixtures		D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	15400	\$ 6.00	2008	2012	30	\$ 138,500.00	30-Apr-12	Shaun Erick	1 - Good	Suspended, surface and recessed T-8 and CFL fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	3 - Significant		
	Interior Special Purpose Lighting		D5022-E	LED lighting.	ea	1	\$ 500.00	2010	2012	30	\$ 1,000.00	30-Apr-12	Shaun Erick	1 - Good	LED track lighting installed in the Atrium kitchen,	1 - Unlikely	2 - Minor		
	General Exterior Lighting		D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	5	\$ 512.00	2005	2012	30	\$ 4,000.00	30-Apr-12	Shaun Erick	1 - Good	Recessed high intensity discharge (HID) exterior lighting installed on the West side of the building.	2 - Unlikely	2 - Minor		
Communications and Security																			
	Fire Alarm System		D5031	Fire detection and alarm system.	ea	1	\$ 500.00	1980	2012	25	\$ 1,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Fire alarm heat detector installed by the Atrium kitchen. This is the only device that was noted in the facility. Upgrade to a addressable fire alarm system. The approximate cost of upgrading is \$ 31,000.	3 - Unlikely	3 - Significant		
	Security Systems		D5032		square foot	15400	\$ 0.88	2005	2012	25	\$ 20,500.00	30-Apr-12	Shaun Erick	1 - Good	Security system consisting of monitored control panel, access keypad and motion sensors. The approximate replacement cost is \$14,000.	1 - Rare	2 - Minor		
	Intercommunications And Paging		D5034-C	Direct-connect, keyed, voice intercommunication system with master stations and speaker- microphone stations.	square foot	15400	\$ 1.54	2005	2012	25	\$ 35,500.00	30-Apr-12	Shaun Erick	1 - Good	Public address system incorporated through the telephone system.	1 - Rare	3 - Significant		
Other Electrical Systems																			
	Emergency Light Systems		D5091	Emergency lights at exits and access to exits, circulation areas.	square foot	15400	\$ 1.10	2010	2012	20	\$ 25,500.00	30-Apr-12	Shaun Erick	1 - Good	Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. The approximate replacement cost is \$17,000.	2 - Unlikely	2 - Minor		
FUNCTIONAL ASSESSMENT																			
Code Issues																			
	Barrier Free Entrances		K4012		ea	1	\$ 6,500.00	2008	2012	40	\$ 10,000.00	30-Apr-12	Shaun Erick	1 - Good	Powered door actuators with push button activation devices (paddles) for entrances.	1 - Rare	2 - Minor		

Asset Inventory							Value		Condition					Risk		Maintenance		Asset Repair Cost	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure		Recommended Maintenance
STRUCTURAL																			
Standard Foundations																			
		STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	ft3	4100	\$ 2.89	1986	2012	100	\$ 18,000.00	30-Apr-12	Brent Pizzey	1 - Good	Cast in place Concrete Walls and Columns on spread footings	2 - Unlikely	4 - Major		
		STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	ft3	3200	\$ 2.89	2005	2012	100	\$ 14,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Cast in place Concrete Walls and Columns on spread footings	2 - Unlikely	4 - Major		
Slab On Grade																			
		SLAB ON GRADE	A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	ft3	2000	\$ 1.95	2005	2012	100	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Slab on Grade	2 - Unlikely	3 - Significant		
ENVELOPE																			
Floor and Wall Construction																			
		Upper Floor Construction	B1012	Floors above grade, supported on foundation or exterior walls, piers or columns and spanning between supports.	ft2	19500	\$ 15.10	1986	2012	100	\$ 441,500.00	30-Apr-12	Brent Pizzey	2 - Fair	3/4" Treated Plywood over 3" fir decking on Timber frame	3 - Possible	3 - Significant		
		Upper Floor Construction	B1012	Floors above grade, supported on foundation or exterior walls, piers or columns and spanning between supports.	ft2	13160	\$ 7.71	2005	2012	100	\$ 152,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - 7" Cast in place Concrete suspended slab	2 - Unlikely	4 - Major		
		Ramps: Exterior	B1014	Sloped surface connecting two or more planes at different levels, for [pedestrian] [vehicle] traffic .	ft2	600	\$ 3.12	1986	2012	40	\$ 3,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Treated wood decking, structure, and railing	4 - Likely	3 - Significant		
		Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	ln.ft	505	\$ 25.00	2005	2012	40	\$ 19,000.00	30-Apr-12	Brent Pizzey	1 - Good	Combination wood/steel. 65x230 horizontal cedar top rail, 2-65x140 cedar posts, painted 50dia. Steel rails, 20dia. Steel spindles.	2 - Unlikely	3 - Significant		
Roof Construction																			
		ROOF CONSTRUCTION	B1020		ft2	10900	\$ 7.90	1986	2012	100	\$ 129,000.00	30-Apr-12	Brent Pizzey	1 - Good	Pre-engineered wood roof trusses. Comes with 6x12" Glu-lam beams.	2 - Unlikely	5 - Catastrophic		
Exterior Walls																			
		Cast In Place Concrete Wall Panels	B2011-A	Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft2	2160	\$ 5.30	2005	2012	100	\$ 17,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - 10" Thick Cast in Place Concrete walls	2 - Unlikely	4 - Major		
		Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	ft2	2200	\$ 4.17	1986	2012	40	\$ 14,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Rough sawn cedar 10 Plywood 38x140 Fir studs @ 400 O.C. R20 Insulation V.B. 13 Drywall The approximate replacement cost is \$9500.	4 - Likely	3 - Significant		
Exterior Windows																			
		Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	ft2	128	\$ 55.00	2005	2012	40	\$ 10,500.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - dual glazing aluminum frame.	2 - Unlikely	2 - Minor		
		Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	ft2	267	\$ 135.00	1986	2012	35	\$ 54,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Original Wood framed dual pane windows, wood is showing it's age, some spots are rotted. Replace wood windows with new energy efficient. Approximate cost of replacement \$36000.	5 - Imminent	2 - Minor		
Exterior Doors																			
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	3	\$ 1,800.00	2005	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition	2 - Unlikely	2 - Minor		
		Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	Ea.	4	\$ 1,600.00	1986	2012	30	\$ 9,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Solid wood doors, 2 c/w glazing, all doors and frames have some damage, or rotted wood and need to be replaced. Replace wood doors. Approximate cost of replacement is \$6400.	5 - Imminent	2 - Minor		
		Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea.	6	\$ 3,500.00	2005	2012	30	\$ 31,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Solid wood barn style doors	3 - Possible	2 - Minor		
Roof Coverings																			
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	485	\$ 8.59	1986	2012	25	\$ 6,000.00	30-Apr-12	Brent Pizzey	2 - Fair	There are 2 Flat Roof Sections comprised of a built up roof system and gravel ballast.	3 - Possible	3 - Significant		
		Modified Bituminous Membrane Roofing (SBS)	B3011-B		ft2	60	\$ 12.00	1986	2012	25	\$ 1,000.00	30-Apr-12	Brent Pizzey	2 - Fair	There is some water pooling	3 - Possible	3 - Significant	Re-slope the roof to drain and replace.	\$ 720.00
		Shakes - Wood	B3012-D	Cedar Shakes	ft2	2590	\$ 4.71	1986	2012	30	\$ 18,500.00	30-Apr-12	Brent Pizzey	1 - Good	Cedar Shakes Paper on 10 sheathing 2x6 @ 24" OC R20 Insulation V.B. 3" Fir T&G decking	2 - Unlikely	3 - Significant		
Roof Openings																			
		Roof Window - Clerestory	B3023-D		ft2	50	\$ 55.00	1986	2012	30	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	Fixed unit - hermetically sealed dbl glazing.	3 - Possible	3 - Significant		
INTERIORS																			
Partitions																			
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	970	\$ 15.11	2005	2012	100	\$ 22,000.00	30-Apr-12	Brent Pizzey	1 - Good	8x8x16 concrete block walls.	2 - Unlikely	2 - Minor		
		Fixed Partitions - Gypsum Wallboard	C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	1700	\$ 1.57	1986	2012	75	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	Painted GWB, Wood Stud, Painted GWB	3 - Possible	1 - Insignificant		

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Interior Doors	Fixed Partitions - Gypsum Wallboard	C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	1650	\$ 1.57	2005	2012	75	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Painted GWB, Metal Stud, Painted GWB	3 - Possible	1 - Insignificant			
	Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors. Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	Ea.	3	\$ 1,694.00	2005	2012	40	\$ 7,500.00	30-Apr-12	Brent Pizzey	1 - Good	Hollow steel interior doors with a painted finish set in painted metal frames.	1 - Rare	1 - Insignificant			
	Interior Doors and Frames - Wood	C1021-B	Labelled Fire Doors, Frames and Hardware: Fire resistive door assembly installed in fire wall, including frame, hardware and alarm activated closing device.	Ea.	8	\$ 1,313.00	1986	2012	40	\$ 16,000.00	30-Apr-12	Brent Pizzey	1 - Good	Solid core wood interior doors with a clear or painted finish set in steel frames.	2 - Unlikely	1 - Insignificant			
	Interior Fire Doors	C1024	Built-in closets suitable to project accommodations.	Ea.	2	\$ 3,500.00	2005	2012	60	\$ 10,500.00	30-Apr-12	Brent Pizzey	1 - Good	Labeled 3/4hr fire rated. Hollow steel doors with a painted finish set in painted metal frames.	1 - Rare	3 - Significant			
	Fabricated Compartments (Toilets and Showers)	C1032	Tile Flooring	C3025-A	ft2	2150	\$ 14.94	2005	2012	50	\$ 48,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Metal toilet Partitions, 4 in original structure, 6 in 2005 Addition	2 - Unlikely	2 - Minor		
	Rubber Flooring	C3026	Portland Cement Terrazzo: [Standard] [Venetian] [Rustic] type. [Sand cushion] [Monolithic] [Bonded] [Epoxy-bonded] [Precast] installation.	ft2	1400	\$ 18.87	2005	2012	30	\$ 39,500.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant floor - Ceramic tile, may have been replaced sometime in the last 10 yrs.	2 - Unlikely	2 - Minor			
	Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	2500	\$ 9.91	1986	2012	100	\$ 37,000.00	30-Apr-12	Brent Pizzey	1 - Good	2005 Addition - Multipurpose room	1 - Rare	1 - Insignificant			
	Painting and Staining for Ceilings	C3038		ft2	6600	\$ 1.79	2005	2012	10	\$ 17,500.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant ceiling - 3" T&G Fir decking Stained Wood in restaurant ceiling (2500 ft2), Painted GWB in 2005 Addition (4100 ft2).	1 - Rare	2 - Minor			
				ft2											3 - Possible	1 - Insignificant			
	SERVICES - PLUMBING																		
Plumbing Fixtures																			
	Toilets	D2011	Toilets for washrooms.	Ea.	12	\$ 500.00	2005	2012	35	\$ 9,000.00	30-Apr-12	Brent Pizzey	1 - Good	Standard toilets with tanks, 5 located in restaurant, 7 located in 2005 addition	1 - Rare	2 - Minor			
	Urinals	D2012	Urinals for washrooms.	Ea.	3	\$ 1,000.00	2005	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	1 - Good	Vitreous China wall hung with IR flush valves, 2 located in restaurant, 1 located in 2005 addition	1 - Rare	2 - Minor			
	Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	Ea.	4	\$ 225.00	1985	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	3 located in restaurant kitchen, 1 located in 2005 addition	2 - Unlikely	2 - Minor			
	Washroom Sinks	D2014-E		Ea.	13	\$ 60.00	2005	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	5 located in restaurant, 8 located in 2005 addition	1 - Rare	2 - Minor			
Domestic Water Distribution																			
	Domestic Water Conditioning Equipment	D2022	Water softener system	Ea.	1	\$ 1,500.00	2005	2012	20	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	located in mechanical room below restaurant	1 - Rare	1 - Insignificant			
	Water Heaters	D2023	Natural Gas	Ea.	2	\$ 3,600.00	2005	2012	20	\$ 11,000.00	30-Apr-12	Brent Pizzey	1 - Good	1 Located in mechanical room below restaurant, 75 Gal, 68,400 BTU, MFR: Bradford White, M/N: M2TW75T6BN, S/N: GC13206370, 1 located in mech room in 2005 addition, Model information unavailable.	2 - Unlikely	2 - Minor			
Sanitary Waste																			
	General Floor Drains	D2033		Ea.	5	\$ 3,000.00	2005	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good		1 - Rare	3 - Significant			
Rain Water Drainage																			
	Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea.	4	\$ 760.00	1985	2012	75	\$ 4,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	One is missing and needs replacement on the west side of restaurant roof. Replacement cost is \$300.	5 - Imminent	2 - Minor			
Other Plumbing Systems																			
	Other Plumbing Systems	D2059	Special piping requirements not described above e.g. sump pumps.	Ea.	1	\$ 640.00	2005	2012	20	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Sump pump located in mechanical room in boat storage.	2 - Unlikely	3 - Significant			
SERVICES - MECHANICAL																			
Heat Generating Systems																			
	Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	2	\$ 4,500.00	2005	2012	30	\$ 13,500.00	30-Apr-12	Brent Pizzey	1 - Good	One located in Mechanical room in boat storage servicing restaurant MFR: Lennox, M/N: C33-60D-2-6, S/N: 6010E01136, installed in 2010; other located in mech room in 2005 addition (model information unavailable)	2 - Unlikely	4 - Major			
Cooling Generating Systems																			
	General Refrigerant Compressors and Condensing Units	D3033	Condensing units for air-conditioning systems.	Ea.	2	\$ 3,300.00	2007	2012	25	\$ 10,000.00	30-Apr-12	Brent Pizzey	1 - Good	Both located in Mechanical room in boat storage 1 servicing restaurant MFR: Lennox, M/N: PA13NR048-E, S/N: 4207X0567, installed in 2007; other servicing 2005 addition MFR: Lennox, M/N: 13ACX-060-230-13, S/N: 1910E11117, installed in 2010.	2 - Unlikely	2 - Minor			
Distribution Systems																			
	Ducts - Air Distribution	D3041-D		ft2	2500	\$ 4.09	1985	2012	75	\$ 15,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Ductwork needs cleaning & insulation needs to be replaced. Evidence of bird habitation & excrement. Replace rusted ductwork and damaged insulation. Approximate replacement cost of \$10000.	4 - Likely	2 - Minor			
	Ducts - Air Distribution	D3041-D		ft2	4100	\$ 4.09	2005	2012	75	\$ 25,000.00	30-Apr-12	Brent Pizzey	1 - Good	HVAC ductwork in good condition.	1 - Rare	2 - Minor			
	Air Handling Units - Air Distribution	D3041-A	Boat storage Air handling unit	Ea.	2	\$ 2,500.00	1985	2012	40	\$ 7,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Located in the boat storage area.	3 - Possible	3 - Significant			
	Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea.	3	\$ 500.00	1985	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant - Kitchen & Washroom exhaust	2 - Unlikely	2 - Minor			
Terminal and Package Units																			
	Terminal Units	D3051	Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube radiation] [Convectors].	Ea.	2	\$ 250.00	2005	2012	40	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Electric forceflows located at public washrooms	1 - Rare	2 - Minor			
Controls and Instrumentation																			

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
	Heating Systems Controls		D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	Ea.	2	\$ 135.00	2005	2012	30	\$ 500.00	2-May-12	Shaun Erick	1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant		
SERVICES - FIRE/LIFE/SAFETY & SECURITY																			
Fire Protection Specialties																			
	Foam Generating Equipment		D4042	Wet chemical foam fire extinguishing system designed for [total flooding of] [local application in] spaces indicated.	Ea.	1	\$ 10,000.00	1985	2012	30	\$ 15,000.00	30-Apr-12	Brent Pizzey	1 - Good	Restaurant Range hood Fire suppression system	2 - Unlikely	5 - Catastrophic		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
	Main Electrical Switchboards		D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	Ea.	1	\$ 9,332.00	1985	2012	40	\$ 14,000.00	30-Apr-12	Brent Pizzey	1 - Good	400 A Electrical service has been installed in the facility.	2 - Unlikely	3 - Significant		
	Branch Circuit Panelboards		D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	2	\$ 1,800.00	1985	2012	30	\$ 5,500.00	30-Apr-12	Brent Pizzey	1 - Good	175A 1PH-3W 42cct panel servicing restaurant.	2 - Unlikely	3 - Significant		
	Branch Circuit Panelboards		D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 1,800.00	2005	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	100A 1PH-3W 20cct panel servicing 2005 addition.	2 - Unlikely	3 - Significant		
Lighting and Branch Wiring																			
	Interior Fluorescent Fixtures		D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ft2	10900	\$ 6.00	1985	2012	30	\$ 98,000.00	30-Apr-12	Brent Pizzey	1 - Good	Surface mounted T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	2 - Minor		
	Interior Incandescent Fixtures		D5022-C	Incandescent luminaires for general and task lighting.	Ea.	10	\$ 100.00	2005	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard incandescent lighting for illumination in the boat storage area.	1 - Rare	2 - Minor		
	General Exterior Lighting		D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	8	\$ 512.00	1985	2012	30	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and ceiling mounted at the building exit points.	2 - Unlikely	2 - Minor		
Other Electrical Systems																			
	Emergency Light Systems		D5091	Emergency lights at exits and access to exits, circulation areas.	ft2	10900	\$ 1.10	2005	2012	20	\$ 18,000.00	30-Apr-12	Brent Pizzey	1 - Good	Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads.	2 - Unlikely	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	square foot	2650	\$ 10.57	1965		2012	100	\$ 42,000.00	02-May-12	Shaun Erick	1 - Good	Concrete strip footings.	1 - Rare	3 - Significant		
Slab On Grade																			
	SLAB ON GRADE	A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	2650	\$ 6.60	1965		2012	100	\$ 26,000.00	02-May-12	Shaun Erick	1 - Good	Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
Basement Walls																			
	BASEMENT WALLS & CRAWLSPACE	A2020	Foundation walls that enclose usable space under the building and resist moisture penetration.	square foot	2650	\$ 31.13	1965		2012	100	\$ 123,500.00	02-May-12	Shaun Erick	2 - Fair	Cast in place concrete foundation walls. An extreme amount of water was noted in the basement of the facility. Also noted was corrosion on structural teleposts. Retain a foundation consultant to analyze and make recommendations for remediation. The approximate cost for consultant fees is \$5000.	3 - Possible	4 - Major	Remove water from the basement.	\$ 500.00
ENVELOPE																			
Roof Construction																			
	Canopies	B1023	Canopies, awnings, walkway covers, exterior galleries.	ea	1	\$ 6,860.00	1965		2012	100	\$ 10,500.00	02-May-12	Shaun Erick	2 - Fair	Wood framed canopy complete with structural wood columns. Structural columns are deteriorating and required replacement. The approximate cost of replacing the wood columns is \$500.	5 - Imminent	2 - Minor		
Exterior Walls																			
	Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	linear foot	55	\$ 4.00	1965		2012	40	\$ 500.00	02-May-12	Shaun Erick	2 - Fair	Painted wood columns installed on the South side of the building. Paint is cracking on wood columns. Wood columns have also exceeded their forecasted life cycle.	3 - Possible	2 - Minor	Sand and repaint wood columns.	\$ 300.00
	Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	80	\$28/sheet	1965		2012	40	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Painted plywood infill panels installed on the South side of the building. Wood infill panels are worn and de-laminating. Replace wood infill panels with sheet metal products. The approximate replacement cost is \$350.	4 - Likely	2 - Minor		
	Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	2999	\$ 4.00	1965		2012	40	\$ 18,000.00	02-May-12	Shaun Erick	2 - Fair	Painted/stained horizontal and vertical wood siding for exterior walls. Exterior wood siding is worn and dated. De-lamination and dry rot were also noted. Replace exterior wood siding. The approximate replacement cost with vinyl siding is \$24,000.	4 - Likely	3 - Significant		
Exterior Windows																			
	Exterior Soffits	B2018	Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	square foot	420	\$ 5.44	2007		2012	50	\$ 3,500.00	02-May-12	Shaun Erick	1 - Good	Aluminum residential soffits.	1 - Rare	2 - Minor		
Exterior Doors																			
	Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	242.72	\$ 135.00	1965		2012	35	\$ 49,000.00	02-May-12	Shaun Erick	3 - Replacement	Double glazed, sealed windows set in fixed wood frames. Exterior wood window frames are rotting and wood windows have exceeded their forecasted life cycle and may be energy inefficient. Replace exterior wood windows with vinyl units. The approximate replacement cost is \$13,500.	5 - Imminent	2 - Minor		
Exterior Doors																			
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	3	\$ 1,800.00	1980		2012	40	\$ 8,000.00	02-May-12	Shaun Erick	1 - Good	Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	1	\$ 2,500.00	1965		2012	30	\$ 4,000.00	02-May-12	Shaun Erick	3 - Replacement	Exterior oversize sliding wood door complete with steel frame. (10'x7') Exterior sliding wood door is damaged and de-laminating. Unsure at the time of assessment if the door was still in operation. If to be used again replace with a overhead steel door with an approximate replacement cost of \$2000. If not to be used again fill in wall and insulate with an approximate replacement cost of \$5000.	5 - Imminent	2 - Minor		
	Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	1	\$ 1,100.00	1965		2012	30	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	Solid core wood exterior doors with a painted finish set in wood frames. The exterior wood door on the West side of the building is worn and dated. Replace exterior wood door on the West side of the building. The approximate cost of replacement with a steel units is \$1800.	3 - Possible	2 - Minor		
Roof Coverings																			
	Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	1	\$ 2,591.00	2007		2012	40	\$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Electrically operated overhead sectional steel door complete with opener.(8'x8')	2 - Unlikely	2 - Minor		
Roof Coverings																			
	Modified Bituminous Membrane Roofing (SBS)	B3011-B		square foot	2650	\$ 12.00	2008		2012	25	\$ 47,500.00	02-May-12	Shaun Erick	1 - Good	Modified bituminous membrane roofing (SBS) with torched on membrane and asphalt topping.	2 - Unlikely	3 - Significant		
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	270	\$ 3.99	2007		2012	40	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Pre-finished sheet metal fascia.	1 - Rare	2 - Minor		
Roof Openings																			
	Metal Gutters And Downspouts	B3015-A	Gutters and downspouts for roof drainage and directing water away from building.	linear foot	231	\$ 8.41	2007		2012	30	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	Aluminum gutters and downspouts installed throughout the perimeter with pre-finished surfaces.	1 - Rare	2 - Minor		
Roof Openings																			
	Chimney/Fireplace	B3023-E		ea	1	\$ 6,500.00	1965		2012	75	\$ 10,000.00	02-May-12	Shaun Erick	2 - Fair	Stone chimney for fireplace. Minor damage was noted on the West side of the building.	1 - Rare	2 - Minor	Repair stone work on the West side of the building.	\$ 500.00
INTERIORS																			
Partitions																			
	General Interior Fixed Partitions	C1011	Chain link fencing.	linear foot	36	\$ 12.82	1990		2012	60	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Chain link fencing for interior partition walls.	1 - Rare	2 - Minor		
	Windows - Wood	C1017-B		square foot	6	\$ 55.00	1965		2012	50	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Interior double pane window set in a fixed wood frame with painted finishes.	1 - Rare	2 - Minor		
Interior Doors																			
	Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	9	\$ 1,313.00	1965		2012	40	\$ 17,500.00	02-May-12	Shaun Erick	2 - Fair	Painted interior wood doors set in wood frames. Two interior doors are dutch doors installed in the Stores Lobby. Paint finish on interior wood doors is worn and all doors have exceeded their forecasted life cycle. Replace interior wood doors throughout the facility. The approximate cost of replacement is \$12,000.	1 - Rare	2 - Minor	Repaint interior wood doors as required.	\$ 500.00
Interior Gates and Rails																			
	Interior Gates and Rails	C1027	Gates and rails for pedestrian control installed in interior of facility.	ea	1	\$ 500.00	1980		2012	40	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Interior steel gate used as an office door. The approximate replacement cost with a standard wood interior door is \$500.	1 - Rare	2 - Minor		
Stair Construction																			
	Wood Stair Construction	C2012		ea	1	\$ 2,500.00	1965		2012	100	\$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Interior wood constructed stairs.	1 - Rare	2 - Minor		
Wall Finishes																			

Asset Inventory							Value		Condition				Risk		Maintenance				
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Gypsum Wallboard Finish	C3011	Gypsum wallboard finish applied to interior wall surfaces. Includes gypsum wallboard furring strips and channels, tape and joint compound finish, accessories.	square foot	732	\$ 1.57	1965	2012	60	\$ 1,500.00	02-May-12	Shaun Erick	2 - Fair	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 1/2" thick. Minor damage was noted to interior gypsum board walls.	2 - Unlikely	2 - Minor	Repair gypsum board walls as required.	\$ 250.00
		Tile Wall Finish	C3014	Wall tile over [gypsum wallboard] [cementitious backerboard at wet areas] [concrete and concrete unit masonry].	square foot	139	\$ 7.18	1995	2012	40	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Ceramic tile wall finish.	2 - Unlikely	2 - Minor		
		Painting, Sealing and Staining - Walls	C3016		square foot	3172	\$ 1.25	1990	2012	10	\$ 6,000.00	02-May-12	Shaun Erick	3 - Replacement	Paint finish for interior walls. Paint finish is worn throughout the facility. Repaint the entire facility. The approximate replacement cost is \$4000.	5 - Imminent	2 - Minor		
		Wall Coverings and Panelling	C3017	Flexible wall coverings applied over continuous rigid substrates: Wall Covering Material: [Wood panelling] [Vinyl wall covering] [Wall paper] [Cork wallpaper] [Flexible wood veneer] [Textiles].	square foot	856	\$ 3.20	1980	2012	40	\$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Stained wood wall panelling installed in the Garage. The approximate replacement cost is \$2800.	2 - Unlikely	2 - Minor		
		Vinyl Wall Coverings	C3017-A		square foot	80	\$ 0.80	1971	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Vinyl wall covering. Vinyl wall covering installed in the Stores Office is damaged. Replace vinyl wall covering. The approximate cost of replacement is \$100.	5 - Imminent	1 - Insignificant		
		Wood Panelling	C3017-B		square foot	2440	\$ 0.88	1965		30	\$ 3,000.00			1 - Good	Painted plywood wall finish. The approximate replacement cost is \$2500.	5 - Imminent	2 - Minor		
Floor Finishes																			
		Resilient Flooring - VAT Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	1415	\$ 5.00	1965	2012	25	\$ 10,500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" vinyl asbestos tile (VAT) flooring. VAT flooring installed in various areas in the facility is worn and damaged. Tile is being ground down to a dust with makes it extremely hazardous to building occupants, as the tile dust can easily become airborne. This situation must be corrected immediately. Retain a hazardous materials consultant to analyze and make recommendations for remediation. Replace VAT flooring with sheet vinyl products. The approximate replacement cost including consultant and asbestos abatement is \$22,000.	5 - Imminent	4 - Major		
		Resilient Flooring - VCT Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	383	\$ 4.51	1980	2012	25	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" vinyl composite tile (VCT) flooring. VCT flooring installed in various areas of the facility is worn and damaged. Replace VCT flooring with sheet vinyl products. The approximate replacement cost is \$3600.	4 - Likely	2 - Minor		
		Resilient Flooring - Sheet Vinyl	C3022-B	Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial] [residential] duty.	square foot	77	\$ 9.39	1990	2012	25	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Sheet vinyl flooring. Sheet vinyl flooring installed in the corridor to the Garage is worn and dirty. Replace sheet vinyl flooring. The approximate replacement cost is \$750.	3 - Possible	2 - Minor		
		Resilient Flooring - Linoleum	C3022-B	Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial] [residential] duty.	square foot	107	\$ 3.00	1980	2012	25	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Linoleum sheet flooring. Linoleum sheet flooring installed in the lobby of the Stores is worn and dated. Replace with sheet vinyl products. The approximate replacement cost is \$1100.	4 - Likely	2 - Minor		
		Sheet Carpet	C3023-A	Commercial grade carpet suitable for [medium] [heavy] traffic area. Installation: [Direct glue-down] [Tackless mounting with cushion] [with carpet base]	square foot	215	\$ 6.38	1971	2012	15	\$ 2,000.00	02-May-12	Shaun Erick	3 - Replacement	Commercial grade sheet carpet. Sheet carpet installed in Offices is dirty, worn and dated. Replace sheet carpet installed in the Offices with sheet vinyl products. The approximate cost of replacement is \$2100.	4 - Likely	2 - Minor		
		Standard Wood Flooring	C3024-A	Standard Wood Flooring Type: [Wood strip flooring] [Wood block flooring.] [Wood parquet flooring, [acrylic impregnated] [vinyl bonded]] [Wood composition flooring panels].	square foot	513	\$0.88	1965	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Painted plywood flooring installed in various area of the facility. Plywood flooring is damaged and worn. Holes in the flooring were noted in the Staff Lounge. Replace plywood flooring and cover with sheet vinyl products. The approximate replacement cost is \$5300.	3 - Possible	2 - Minor		
Ceiling Finishes																			
		Gypsum Board Ceiling Finish	C3032	Gypsum wallboard finish system for interior ceilings, for tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	square foot	91	\$ 4.67	1971	2012	50	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Painted gypsum wallboard finish system for interior ceilings installed in the Mechanical Room and Staff Room Washrooms. The approximate replacement cost of gypsum board ceiling is \$500.	1 - Rare	2 - Minor		
		Ceiling Tile System - Nail or Glue-in	C3034		square foot	514	\$ 3.00	1965	2012	25	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" square ceiling tile glued/nailed/stapled to ceilings. FACT installed in the Garage is worn and stained. Replace FACT in the Garage with a suspended ceiling. The approximate replacement cost is \$2200.	3 - Possible	2 - Minor		
		Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	square foot	2211	\$ 0.88	1965	2012	100	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	Painted plywood ceiling finish.	2 - Unlikely	2 - Minor		
		SERVICES - PLUMBING																	
Plumbing Fixtures																			
		Toilets	D2011	Toilets for washrooms.	ea	3	\$ 500.00	1985	2012	35	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Standard tank flush toilet with regular bowl and open front seat. The approximate cost of replacement is \$1500.	3 - Possible	2 - Minor		
		Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	ea	1	\$ 225.00	1985	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Double bowl stainless steel sinks c/w swing spout supply trim. The approximate replacement cost is \$250.	1 - Rare	2 - Minor		
		Washroom Sinks	D2014-E		ea	3	\$ 250.00	1985	2012	30	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Wall mounted vitreous china sink installed c/w supply trim.	1 - Rare	2 - Minor		
		Shop Sinks	D2014-F		ea	1	\$ 250.00	1965	2012	35	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Stainless steel shop sink c/w supply trim installed in the Garage. Sink installed in the Garage is worn and dirty. Replace sink installed in the Garage. The approximate replacement cost is \$250.	5 - Imminent	2 - Minor		
		General Drinking Fountains and Water Coolers	D2018	Drinking fountain: [Wall mounted, [non-recessed]] [semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast iron] [fiberglass].	ea	1	\$ 852.73	1971	2012	35	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	Drinking fountain, wall mounted, non-recessed, vitreous china, 7" back, single bubbler, for connection to cold water supply. Drinking fountain is worn and dated. Replace drinking fountain. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
		Domestic Water Distribution																	
		Water Heaters	D2023		ea	1	\$ 1,800.00	1981	2012	20	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Gas fired domestic hot water heater. "Rheem" m/n: RG30-32M s/n: 0481-10414 30USg. 32,000BTUH Hot water heater installed in the Mechanical Room has exceeded its forecasted life cycle and could fail at anytime. Replace hot water heater with an approximate cost of \$1800.	2 - Unlikely	2 - Minor		
		SERVICES - MECHANICAL																	
Heat Generating Systems																			
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	2006	2012	30	\$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Gas fired furnace. "Lennox" m/n: G61MPV-36B-070-07 s/n: 5906K13319 68,000BTUH	2 - Unlikely	2 - Minor		

Asset Inventory							Value					Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
HVAC	Distribution Systems	Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	2009	2012	30	\$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Gas fired furnace. "Lennox" m/n: G71MPP-60D-135-02 s/n: 5909G27636 132,000BTUH	2 - Unlikely	2 - Minor			
		Air Cleaning Devices - Air Distribution	D3041-C			ea	1	\$ 850.00	2000	2012	35	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Air filtration unit installed in the Garage.	2 - Unlikely	2 - Minor		
		Ducts - Air Distribution	D3041-D			square foot	2650	\$ 4.09	1965	2012	75	\$ 16,500.00	02-May-12	Shaun Erick	1 - Good	HVAC duct work. Much of the duct work has been installed recently.	1 - Rare	2 - Minor		
	Terminal and Package Units	Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 500.00	1965	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	Side wall exhaust fans installed on the North side of the building. Exhaust fans installed on the North side of the building appear to have exceed their forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	3 - Possible	2 - Minor			
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 500.00	2005	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Exhaust fans installed in the Garage and Office. Office exhaust: "Greenheck" m/n: 6SP-165 s/n: 04146	2 - Unlikely	2 - Minor			
		Controls and Instrumentation	Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 2,500.00	1971	2012	30	\$ 4,000.00	02-May-12	Shaun Erick	3 - Replacement	Gas fired unit heater installed in the Staff Lounge. Unit heater installed in the Staff Lounge appears to have exceeded its forecasted life cycle. "Trane" m/n: GP-100 s/n: 294461 100,000BTUH. The approximate replacement cost is \$2500.	3 - Possible	2 - Minor		
	Heating Systems Controls		D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	2	\$ 135.00	2006	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant			
	SERVICES - FIRE/LIFE/SAFETY & SECURITY Specialties																			
SERVICES - ELECTRICAL	Electrical Service and Distribution	Fire Extinguishers	D4033		ea	4	\$ 95.00	2006	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	ABC fire extinguishers have been installed throughout the facility. Inspections were current.	2 - Unlikely	2 - Minor			
	Lighting and Branch Wiring	Main Electrical Switchboards	D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	ea	1	\$ 5,000.00	2005	2012	40	\$ 7,500.00	02-May-12	Shaun Erick	1 - Good	100 A Electrical service has been installed in the facility.	1 - Rare	2 - Minor			
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	4	\$ 1,800.00	1965	2012	30	\$ 11,000.00	02-May-12	Shaun Erick	3 - Replacement	Branch circuit panels installed in various areas of the building. CCT Panel (Mech Rm) - 50% (fuses) CCT Panel D (Mech Rm) - 100% CCT Panel E (Garage) - 80% Circuit panels in the facility are at approximately 77%. Circuit panels in the Mechanical Room appear to have exceeded their forecasted life cycle. An electrical consultant should be retained to analyze and make recommendations for remediation. The approximate cost of consultant fees is \$3000.	2 - Unlikely	2 - Minor			
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	2535	\$ 6.00	2008	2012	30	\$ 23,000.00	02-May-12	Shaun Erick	1 - Good	Surface mounted T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	2 - Minor			
	Communications and Security	Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	115	\$ 1.50	2008	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Surface mounted compact fluorescent (CFL) light fixtures.	2 - Unlikely	1 - Insignificant			
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	3	\$ 512.00	2000	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. Spikes have been installed in the light fixture on the South side of the building to discourage birds from resting on it. The approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor			
		Fire Alarm System	D5031	Fire detection and alarm system.	square foot	2650	\$ 0.25	2000	2012	25	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Smoke alarms have been installed throughout the facility. The approximate replacement cost to upgrade to a conventional fire alarm system is approximately \$4000.	2 - Unlikely	3 - Significant			
Other Electrical Systems																				
															Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. Emergency lighting system is dated and not functioning as intended. Upgrade emergency lighting system in the facility. The approximate cost of upgrade is \$3000.	5 - Imminent	2 - Minor			
															Emergency lights at exits and access to exits, circulation areas.					
															Emergency Light Systems					

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
Slab On Grade			A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	square foot	1800	\$ 2.50	1994	2012	100	\$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Cast in place concrete foundation.	1 - Rare	3 - Significant		
SLAB ON GRADE			A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	1800	\$ 9.79	1994	2012	100	\$ 26,500.00	02-May-12	Shaun Erick	2 - Fair	Slab on grade. Minor cracking was noted in the concrete slab.	1 - Rare	3 - Significant	Repair cracks in concrete slab and monitor.	\$ 1,500.00
ENVELOPE																			
Floor and Wall Construction																			
Exterior Walls			B1017	Floor surface connecting two levels with stepped surface.	ea	1	\$ 2,500.00	2011	2012	40	\$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Painted steel stairs. Appear recently installed.	1 - Rare	2 - Minor		
Exterior Windows			B2013-A	Metal wall cladding system consisting of [cladding panels over backup] [insulated sandwich panels] [structural panels].	square foot	4119	\$ 7.13	1994	2012	50	\$ 44,000.00	02-May-12	Shaun Erick	2 - Fair	Painted galvanized steel ribbed siding. Paint finish is extremely worn and flaking. Sheet metal siding on the North side of the building is damaged.	3 - Possible	2 - Minor	Repair sheet metal siding installed on the North side of the building. Repaint exterior of the facility.	\$ 6,500.00
Exterior Doors			B2021	Window type: [Fixed] [Operable] [Individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	20	\$ 70.24	1994	2012	40	\$ 2,000.00	02-May-12	Shaun Erick	3 - Replacement	Single glazed units set in painted steel frames. (2 x 3'8"x 2'8"). Windows are single glazed rendering them energy inefficient and corrosion was noted on steel frames. Replace exterior steel windows. The approximate replacement cost is \$1500.	5 - Imminent	2 - Minor		
Exterior Doors and Frames - Steel			B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors. [Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	\$ 1,800.00	1994	2012	40	\$ 5,500.00	02-May-12	Shaun Erick	2 - Fair	2 x Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. Paint finish on exterior steel doors is worn.	2 - Unlikely	2 - Minor	Repaint exterior steel doors.	\$ 250.00
Overhead Exterior Doors			B2038		ea	1	\$ 2,591.40	1994	2012	40	\$ 4,000.00	02-May-12	Shaun Erick	1 - Good	Electrically operated steel overhead sectional door. (11'8" x 12')	1 - Rare	2 - Minor		
INTERIORS																			
Partitions																			
Fixed Partitions - Gypsum Wallboard			C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	square foot	315	\$ 1.57	1994	2012	75	\$ 500.00	02-May-12	Shaun Erick	2 - Fair	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 1/2" thick. Gypsum board wall finish is damaged.	3 - Possible	2 - Minor	Repair gypsum board walls as required.	\$ 250.00
Interior Doors			C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	1	\$ 1,313.00	1994	2012	40	\$ 2,000.00	02-May-12	Shaun Erick	3 - Replacement	Solid core wood interior doors with a painted finish set in wood frames. Interior wood door is damaged and requires replacement. The approximate replacement costs is \$1350.	1 - Rare	2 - Minor		
Wall and Corner Guards			C1033		linear foot	35	\$ 0.50	1994	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Rubber cove base. Rubber cove base is damaged. Replacement is required. The approximate replacement cost is \$20.	5 - Imminent	1 - Insignificant		
Ceiling Fans			C1039-A		ea	2	\$ 550.00	1994	2012	35	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Ceiling fans. The approximate replacement cost is \$1100.	1 - Rare	2 - Minor		
Floor Finishes																			
Resilient Flooring - Tile			C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	66	\$ 4.51	1994	2012	25	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" vinyl composite tile (VCT) flooring installed in the washroom. VCT is damaged and worn. Replace VCT flooring with sheet vinyl products. The approximate replacement cost is \$650.	5 - Imminent	2 - Minor		
Ceiling Finishes																			
Gypsum Board Ceiling Finish			C3032	Gypsum wallboard finish system for interior ceilings, for tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	ea	66	\$ 4.87	1994	2012	50	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Painted gypsum wallboard finish system for interior ceilings.	1 - Rare	2 - Minor		
SERVICES - PLUMBING																			
Plumbing Fixtures																			
Toilets			D2011	Toilets for washrooms.	ea	1	\$ 500.00	1994	2012	35	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Standard tank flush toilet with regular bowl and open front seat. The approximate replacement cost is \$500.	2 - Unlikely	2 - Minor		
Washroom Sinks			D2014-E		ea	1	\$ 60.00	1994	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Enamel on steel washroom sink set in vanity complete with supply trim. The enamel sink installed in the washroom is worn. Replace enamel sink with a vitreous china or stainless steel unit. The approximate cost of replacement is \$250.	3 - Possible	2 - Minor		
Shop Sinks			D2014-F		ea	1	\$ 500.00	1994	2012	35	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Enamel coated steel shop sink complete with supply trim. Enamel sink is chipped and damaged. Replace with a stainless steel unit. The approximate replacement cost is \$500.	3 - Possible	2 - Minor		
Showers			D2016		ea	1	\$ 1,500.00	1994	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Fiberglass shower stall complete with supply trim. The approximate replacement cost is \$1500.	2 - Unlikely	2 - Minor		
Domestic Water Distribution																			
Domestic Water Conditioning Equipment			D2022		ea	1	\$ 1,500.00	1994	2012	20	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Water conditioning equipment. It appears the equipment was not functioning at the time of assessment as the unit was unplugged. Replace water conditioning equipment. The approximate replacement cost is \$1500.	5 - Imminent	2 - Minor		
Water Heaters			D2023		ea	1	\$ 1,800.00	2006	2012	20	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Gas fired domestic water heater "John Wood" m/n: JW40S38FV-02 s/n: U0605515861 38,000BTUH 40USg	2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																			
Heat Generating Systems																			
Standard Furnaces			D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	(approx)	2012	30	\$ 7,000.00	02-May-12	Shaun Erick	1 - Good	Gas fired furnace. "Lennox" - no information available.	2 - Unlikely	2 - Minor		
Distribution Systems																			
Fans: Exhaust			D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	1	\$ 750.00	1994	2012	30	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	In-line mounted exhaust fans installed to exhaust storage areas. "Greenheck" m/n: SDE-18-24-B-LD s/n: 94F04658 The approximate replacement cost is \$750.	2 - Unlikely	2 - Minor		
Fans: Exhaust			D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	1	\$ 250.00	1994	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	In-line or roof top mounted exhaust fans installed to exhaust washrooms. "Penn" The approximate replacement cost is \$250.	2 - Unlikely	2 - Minor		
Terminal and Package Units																			

4. 3300 Broad Street																						
Asset Inventory																			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost			
		Terminal Units	D3051	Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube radiation] [Convectors].	ea	1	\$ 250.00	1994	2012	40	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Electric baseboard heater installed in the washroom.	2 - Unlikely	2 - Minor					
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 3,500.00	2005	2012	30	\$ 5,500.00	02-May-12	Shaun Erick	1 - Good	Gas fired forced air ceiling suspended unit heater installed in storage areas. "Lennox" m/n: LF24-125A-5 s/n: 5605M04828	2 - Unlikely	2 - Minor					
	Controls and Instrumentation																					
	Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	2	\$ 135.00	2005	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Programmable thermostats.	1 - Rare	1 - Insignificant						
	SERVICES - FIRE/LIFE/SAFETY & SECURITY																					
Fire Protection Specialties																						
		Fire Extinguishers	D4033		ea	2		2010	2012	30	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	20LB CO2 and ABC fire extinguishers were noted in the facility.	2 - Unlikely	2 - Minor					
SERVICES - ELECTRICAL																						
Electrical Service and Distribution																						
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 1,800.00	1994	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Branch circuit panel. CCT Panel F 100% capacity.	2 - Unlikely	2 - Minor					
Lighting and Branch Wiring																						
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	1800	\$ 6.00	2008	2012	30	\$ 16,000.00	02-May-12	Shaun Erick	1 - Good	Suspended T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	2 - Unlikely	2 - Minor					
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	66	\$ 1.50	2008	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Compact fluorescent (CFL) lighting installed in the washroom.	2 - Unlikely	1 - Insignificant					
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	3	\$ 512.00	1994	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	2 - Fair	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. Wires were noted to be hanging from light fixture on the West side of the building. The approximate replacement cost of the exterior light fixtures is \$1600.	2 - Unlikely	2 - Minor	Repair wiring on exterior light fixture on the West side of the building.	\$ 100.00			
FUNCTIONAL ASSESSMENT																						
Safety Systems																						
		Safety Systems - Equipment	K5010	Protective equipment - MSDS. Equipment such as eye wash.	ea	1	\$ 1,500.00	1994	2012	25	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Emergency shower installed on the East side of the building. Emergency shower is corroded and worn. Replace emergency shower on the East side of the building. The approximate cost of replacement is \$1500.	3 - Possible	2 - Minor					

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
ENVELOPE																			
Floor and Wall Construction																			
	FLOOR & WALLS CONSTRUCTION	B1010	Includes structural framing for floors and supporting walls, structural floor slabs and floor decks, special purpose floor elements.	square foot	2714	\$ 4.50	1969	2012	100	\$ 18,500.00	01-May-12	Shaun Erick	1 - Good	Concrete block complete with rigid steel columns	1 - Rare	4 - Major			
	Mezzanine Construction	B1016	A low ceiling story or extensive balcony constructed at next level above the ground or base floor, [cantilevered] [supported from below].	ea	1	\$ 4,000.00	1980	2012	100	\$ 6,000.00	01-May-12	Shaun Erick	1 - Good	Wood mezzanine complete with steel railings.	1 - Rare	2 - Minor			
Roof Construction																			
	ROOF CONSTRUCTION	B1020		square foot	2650	\$ 4.09	1969	2012	100	\$ 16,500.00	01-May-12	Shaun Erick	1 - Good	Rigid Steel Beams 2x10 joists @ 16" O.C. Sheathing - 5/8" T&G plywood	1 - Rare	4 - Major			
Exterior Walls																			
	Concrete Unit Masonry Wall System	B2012-A	CMU wall system consisting of [(Single) (Solid double) wythe masonry.] [(Cavity wall with (block) (stud) backup.	square foot	2714	\$ 11.68		2012	75	\$ 47,500.00	01-May-12	Shaun Erick	1 - Good	Masonry Walls "Cadenza" fluted face	1 - Rare	3 - Significant			
	Exterior Louvers, Screens and Shades	B2016		ea	2	\$ 100.00	2000	2012	50	\$ 500.00	01-May-12	Shaun Erick	1 - Good	Painted aluminum vents.	1 - Rare	1 - Insignificant			
Exterior Windows																			
	Windows - Aluminum	B2022	Window type: [(Fixed) (Operable) (Residential: individual units set in wall construction) (Continuous horizontal strip windows with mullions) (Continuous vertical strip windows with spandrels)].	square foot	16	\$ 55.00	1969	2012	40	\$ 1,500.00	01-May-12	Shaun Erick	3 - Replacement	Double glazed sealed units installed on the South and West sides of the building. (2x1'x3'). Single glazed aluminum windows installed on the South side of the building. (2x4'x2 1/2'). Single glaze windows installed in the South side of the building are energy inefficient. Replace units for increased building performance. Replacement cost with vinyl units is approximately \$1120.	5 - Imminent	2 - Minor			
Exterior Doors																			
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00	2000	2012	40	\$ 5,500.00	01-May-12	Shaun Erick	2 - Fair	Exterior steel doors set in steel frames. Exterior steel doors are not painted. Paint exterior steel doors.	2 - Unlikely	2 - Minor	Paint exterior steel doors.	\$ 250.00	
	Overhead Exterior Doors	B2038	[(Pressure resistant doors) (Security doors) (Hangar doors) (Traffic doors)]	ea	3	\$ 1,350.00	1980	2012	40	\$ 6,000.00	01-May-12	Shaun Erick	3 - Replacement	3 x 13 1/2' x 12' Exterior overhead wood doors complete with glazed panels and electrical operators. Wood frames are showing signs of dry rot and are worn. Replace exterior overhead doors with steel units. Approximate cost of replacement is \$9300	4 - Likely	2 - Minor			
Roof Coverings																			
	Sheet Metal Roofing	B3014	Copper roofing.	square foot	2650	\$ 8.00	1969	2012	40	\$ 32,000.00	01-May-12	Shaun Erick	3 - Replacement	Copper Roofing Underlay Strapping Insulation - 1/2" Styrofoam Vapour Barrier The approximate replacement cost with SBS roofing is \$31,800.	5 - Imminent	3 - Significant			
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	450	\$ 12.19	1986	2012	40	\$ 8,000.00	01-May-12	Shaun Erick	2 - Fair	Pre-finished sheet metal fascia and flashing. Sheet metal fascia has a worn finish. The approximate replacement cost is \$5500.	1 - Rare	2 - Minor	Repaint sheet metal fascia.	\$ 750.00	
INTERIORS																			
Partitions																			
	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.			\$ -		2012	100		01-May-12	Shaun Erick		Cost included in Element B1010	1 - Rare	3 - Significant			
Interior Doors																			
	Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [(flush) (panel) (raised panel) (feature) door with matching formed metal frames for doors (sidelights) (transoms)].	ea	2	\$ 1,313.00	1990	2012	40	\$ 4,000.00	01-May-12	Shaun Erick	1 - Good	Interior wood doors set in wood frames with a painted finish. The approximate replacement cost is \$3000.	1 - Rare	2 - Minor			
	Interior Sliding / Folding Doors and Grilles	C1022	Interior [(sliding) (folding) doors or grilles, with frames, hardware, locking devices, tracks and supporting systems.	ea	3	\$ 1,400.00	1969	2012	40	\$ 6,500.00	01-May-12	Shaun Erick	3 - Replacement	Interior wood pocket doors complete with clear finishes installed in Parts Storage and the Mechanical Room. Doors are worn and difficult to operate. Replace interior wood sliding doors. Approximate replacement cost is \$4200.	5 - Imminent	2 - Minor			
Fittings																			
	Ceiling Fans	C1039-A		ea	2	\$ 750.00	2000	2012	35	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	Electric ceiling fans.	2 - Unlikely	2 - Minor			
Stair Construction																			
	Wood Stair Construction	C2012		ea	2	\$ 2,500.00	1969	2012	100	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good	Wood frame interior stairs.	1 - Rare	2 - Minor			
	Stair Handrails	C2014	Standard design: [(Pipe) (Tube) (Bar) handrails, pickets and bottom rails.	ea	1	\$ 600.00	1990	2012	60	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Wood handrail complete with a clear finish.	1 - Rare	1 - Insignificant			
Stair Finishes																			
	Resilient Stair Finishes	C2024	Rubber Stair Finish	square foot	48	\$ 8.50	1980	2012	25	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Rubber sheet stair finish. Rubber stair finish is worn. Replace rubber stair finish. The approximate cost of replacement is \$500	4 - Likely	2 - Minor			
Wall Finishes																			
	Gypsum Wallboard Finish - Pre-Fabricated	C3011	Gypsum wallboard finish applied to interior wall surfaces. Includes gypsum wallboard furring strips and channels, tape and joint compound finish, accessories.	square foot	1000	\$ 1.67	1980	2012	60	\$ 2,500.00	01-May-12	Shaun Erick	3 - Replacement	Pre-fabricated gypsum board with vinyl covering. Pre-fabricated gypsum board walls are damaged, dirty and worn. Replace pre-fabricated gypsum board walls in the facility. The approximate cost of replacement is \$1700.	5 - Imminent	2 - Minor			
	Painting, Sealing and Staining - Walls	C3016		square foot	4000	\$ 1.25	1990	2012	10	\$ 7,500.00	01-May-12	Shaun Erick	3 - Replacement	Interior surfaces with painted finishes. Paint finishes throughout the facility are worn. Repaint interior of the facility. The approximate cost of repainting is \$5000.	5 - Imminent	2 - Minor			
	Wall Coverings and Panelling	C3017	Flexible wall coverings applied over continuous rigid substrates: Wall Covering Material: [(Wood panelling) (Vinyl wall covering) (Wall paper) (Cork wallpaper) (Flexible wood veneer) (Textiles)].	square foot	500	\$ 1.06	1990	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Faux wood panelling. The approximate replacement cost is \$600.	1 - Rare	2 - Minor			
	Wood Panelling	C3017-B	Plywood wall finish	square foot	320	\$ 0.88	1969	2012	30	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Plywood wall finish. Plywood wall finish installed in the Office is worn and dated. Replace plywood wall finish in the Office. The approximate cost of replacement is \$350.	5 - Imminent	2 - Minor			
Floor Finishes																			
	Resilient Flooring - Sheet	C3022-B	Sheet flooring: [(Vinyl) (Linoleum) sheet; (heavy) (commercial) (light commercial) (residential) duty.	square foot	592	\$ 9.39	1980	2012	25	\$ 8,500.00	01-May-12	Shaun Erick	3 - Replacement	Sheet vinyl flooring. Sheet vinyl flooring installed in various areas of the facility is damaged, dated and worn. Replace sheet vinyl flooring in the facility. The approximate replacement cost of sheet vinyl flooring is \$5600.	5 - Imminent	2 - Minor			
Ceiling Finishes																			

Asset Inventory							Value				Condition					Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Security Systems	D5032		square foot	2650	\$ 0.88	2005	2012	25	\$ 3,500.00	01-May-12	Shaun Erick	1 - Good	Security system consisting of monitored control panel, access keypad and motion sensors. The approximate replacement cost is \$2400.	1 - Rare	2 - Minor		

Asset Inventory								Value			Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Slab On Grade																		
		SLAB ON GRADE	A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	2200	\$ 10.91	1986	2012	100	\$ 36,000.00	1-May-12	Shaun Erick	1 - Good	Concrete slab on grade. 200 conc. Structural slab	1 - Rare	3 - Significant		
ENVELOPE																			
	Floor and Wall Construction																		
		FLOOR & WALLS CONSTRUCTION	B1010	Includes structural framing for floors and supporting walls, structural floor slabs and floor decks, special purpose floor elements.	square foot	2200	\$ 15.91	1986	2012	100	\$ 52,500.00	1-May-12	Shaun Erick	1 - Good	16 Plywood V.B. 38x140 studs @ 400 Batt insulation (RSI 3.5) Building Paper	1 - Rare	4 - Major		
	Roof Construction																		
		ROOF CONSTRUCTION	B1020		square foot	2200	\$ 4.09	1986	2012	100	\$ 13,500.00	1-May-12	Shaun Erick	1 - Good	Wood trusses 12 Plywood Sheathing Sloped	1 - Rare	4 - Major		
	Exterior Walls																		
		Concrete Unit Masonry Wall System	B2012-A	CMU wall system consisting of [(Single) [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup.	square foot	2028	\$ 11.68	1986	2012	75	\$ 35,500.00	1-May-12	Shaun Erick	1 - Good	90 concrete block 'Cadenza'	1 - Rare	3 - Significant		
		Exterior Louvers, Screens and Shades	B2016		ea	5	\$ 100.00	1986	2012	50	\$ 1,000.00	1-May-12	Shaun Erick	1 - Good	Painted sheet metal vents.	1 - Rare	1 - Insignificant		
	Exterior Windows																		
		Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	24	\$ 135.00	1986	2012	35	\$ 5,000.00	1-May-12	Shaun Erick	3 - Replacement	Single glazed, rotting wood frames. Exterior single glazed windows set in painted wood frames with fixed or operable panels. Cost of replacement with vinyl framed windows is approx. \$1400.	5 - Imminent	2 - Minor		
	Exterior Doors																		
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00	1986	2012	40	\$ 5,500.00	1-May-12	Shaun Erick	2 - Fair	Paint finish on exterior doors is worn. Exterior wood overhead doors are dated, worn and sagging. Exterior overhead wood doors manually operated and 10'x11'. Cost of replacement with exterior steel overhead doors is approximately \$5760.	2 - Unlikely	2 - Minor	Paint exterior steel doors.	\$ 250.00
		Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	3	\$ 1,326.00	1986	2012	40	\$ 6,000.00	1-May-12	Shaun Erick	3 - Replacement		4 - Likely	2 - Minor		
	Roof Coverings																		
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		square foot	2200	\$ 8.59	1986	2012	25	\$ 28,500.00	1-May-12	Shaun Erick	3 - Replacement	4 ply BU roof Roof felt Blown insulation (RSI 7) V.B. RMIS 2007 - Good condition - 10yrs remaining. 2012 - Soft spots noted, approximately 5 years remaining.	3 - Possible	3 - Significant	Repair soft spots and bubbles to ensure expect life cycle is met. Paint exterior sheet metal fascia as required. Repair sheet metal flashing.	\$ 2,500.00
		Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	112	\$ 12.19	1986	2012	40	\$ 6,000.00	1-May-12	Shaun Erick	2 - Fair	Pre-finished sheet metal. Paint is worn on prefinished sheet metal. Minor damaged noted to sheet metal flashing.	1 - Rare	2 - Minor		\$ 600.00
INTERIORS																			
	Interior Doors																		
		Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms]. Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices, tracks and supporting systems.	ea	5	\$ 1,313.00	1986	2012	40	\$ 10,000.00	1-May-12	Shaun Erick	1 - Good	Solid core wood interior doors with a clear or painted finish set in metal frames. Interior wood doors are set in steel or wood frames. The approximate cost of replacement is \$6600.	1 - Rare	2 - Minor		
		Interior Sliding / Folding Doors and Grilles	C1022		ea	2	\$ 1,200.00	1986	2012	40	\$ 3,500.00	1-May-12	Shaun Erick	2 - Fair	Interior wood sliding doors complete with a painted finish. The approximate cost of replacement is \$2500.	2 - Unlikely	2 - Minor	Sand and repaint interior wood sliding doors.	\$ 250.00
	Stair Construction																		
		Metal Stair Construction	C2013		ea	1	\$ 2,500.00	1986	2012	100	\$ 4,000.00	1-May-12	Shaun Erick	1 - Good	Painted steel stairs complete with metal handrails.	1 - Rare	2 - Minor		
	Wall Finishes																		
		Painting, Sealing and Staining - Walls	C3016		square foot	4000	\$ 1.25		2012	10	\$ 7,500.00	1-May-12	Shaun Erick	3 - Replacement	Interior surfaces with painted finishes. Paint finishes throughout the facility are worn. Repaint interior of the facility. The approximate cost of painting is \$5000.	5 - Imminent	2 - Minor		
		Wood Panelling	C3017-B		square foot	4000	\$ 0.88	1986	2012	30	\$ 6,000.00	1-May-12	Shaun Erick	2 - Fair	Plywood wall finish. Minor damage noted. The approximate replacement cost is \$4000.	1 - Rare	2 - Minor	Repair interior plywood walls as required.	\$ 250.00
	Floor Finishes																		
		Resilient Flooring - Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	432	\$ 4.51	1995	2012	25	\$ 3,000.00	1-May-12	Shaun Erick	3 - Replacement	12"x12" vinyl composite tile (VCT) flooring. VCT installed in various areas of the facility is worn and dirty. Replace VCT flooring throughout with sheet vinyl. Approximate replacement cost is \$4100.	3 - Possible	2 - Minor		
	Ceiling Finishes																		
		Gypsum Board Ceiling Finish	C3032	Gypsum wallboard finish system for interior ceilings, for tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	square foot	2200		1986	2012	50		1-May-12	Shaun Erick	2 - Fair	Gypsum wallboard finish system for interior ceilings, with tape and joint compound finish or textured finish. Minor damage was noted to interior gypsum board walls throughout.	1 - Rare	2 - Minor	Repair gypsum board ceilings throughout as required.	\$2,500
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
		Toilets	D2011	Toilets for washrooms.	ea	2	\$ 500.00	1986	2012	35	\$ 1,500.00	1-May-12	Shaun Erick	1 - Good	Standard tank flush toilet with regular bowl and open front seat. Replace in about 5 years. The approximate replacement cost is \$1000.	3 - Possible	2 - Minor		
		Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	ea	1	\$ 225.00	1986	2012	30	\$ 500.00	1-May-12	Shaun Erick	1 - Good	Single basin stainless steel sink complete with supply trim. The approximate replacement cost is \$225.	1 - Rare	2 - Minor		
		Washroom Sinks	D2014-E		ea	2	\$ 450.00	1986	2012	30	\$ 1,500.00	1-May-12	Shaun Erick	1 - Good	Wall mounted vitreous china sink complete with supply trim installed in the washrooms. Replace in about 10 years.	1 - Rare	2 - Minor		
	Domestic Water Distribution																		
		Water Heaters	D2023	Domestic water heater.	ea	1	\$ 1,800.00	2002	2012	20	\$ 2,500.00	1-May-12	Shaun Erick	1 - Good	"GSW" m/n: SS130 s/n: S0212234143 130L 3000W The approximate replacement cost is \$1800.	2 - Unlikely	2 - Minor		
	Sanitary Waste																		
		Floor Drains - Standard Purpose	D2033-A	Plastic floor drains, suitable for residential use.	ea	1	\$ 3,000.00	1986	2012	50	\$ 4,500.00	1-May-12	Shaun Erick	2 - Fair	General purpose floor drain. Floor drain installed in the Shop Area is clogged with debris.	2 - Unlikely	2 - Minor	Clean out drain in the Shop Area as required.	\$100
	Rain Water Drainage																		
		Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	ea	2	\$ 760.00	1986	2012	75	\$ 2,500.00	1-May-12	Shaun Erick	1 - Good	Roof drain drained by gravity.	1 - Rare	2 - Minor		
SERVICES - MECHANICAL																			
	Heat Generating Systems																		
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	2012	2012	30	\$ 7,000.00	1-May-12	Shaun Erick	1 - Good	"Lennox" m/n: SLP98UH090XV36C-03 s/n: 5912B21514 88,000BTUH	1 - Rare	2 - Minor	Manufacturers recommended maintenance.	

Asset Inventory								Value			Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
SERVICES - FIRE/LIFE/SAFETY & SECURITY	Distribution Systems	Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	ea	1	\$ 4,500.00	2012	2012	30	\$ 7,000.00	1-May-12	Shaun Erick	1 - Good	"Lennox" m/n: SLP98UH070V36B-02 s/n: 5911B01173 66,000BTUH	1 - Rare	2 - Minor	Manufacturers recommended maintenance.	
		Ducts - Air Distribution	D3041-D			square foot	2200	\$ 4.09	1986	2012	75	\$ 13,500.00	1-May-12	Shaun Erick	1 - Good	Distribution ducts installed from air handling units to ceiling diffusers. HVAC duct work.	1 - Rare	2 - Minor	
	Controls and Instrumentation	Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 180.00	1986	2012	30	\$ 500.00	1-May-12	Shaun Erick	2 - Fair	In-line mounted exhaust fans installed to exhaust washrooms. The approximate replacement cost is \$400.	3 - Possible	2 - Minor		
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	2	\$ 135.00		2012	30	\$ 500.00	1-May-12	Shaun Erick	1 - Good	Programmable thermostats installed. Programmable thermostats.	1 - Rare	1 - Insignificant		
Fire Protection Specialties																			
SERVICES - ELECTRICAL	Electrical Service and Distribution	Fire Extinguishers	D4033		ea	3		2000	2012	30	\$ 1,000.00	1-May-12	Shaun Erick	1 - Good	2 CO2 fire extinguishers have been installed in the Shop Area and 1 10lb ABC fire extinguisher has been installed in Tool Storage. Inspections were current. [The approximate replacement cost is \$700.	2 - Unlikely	2 - Minor		
	Lighting and Branch Wiring	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 5,000.00	1986	2012	40	\$ 7,500.00	1-May-12	Shaun Erick	1 - Good	Circuit panel complete with 100A service. The approximate replacement cost is \$5000.	2 - Unlikely	2 - Minor		
		Interior Fluorescent Fixtures	D5022-A			square foot	2200	\$ 6.00	2008	2012	60	\$ 20,000.00	1-May-12	Shaun Erick	1 - Good	Surface fluorescent lighting fixtures are installed. Surface mounted T-8 lighting and CFL lighting.	2 - Unlikely	2 - Minor	
	General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	3		1986	2012	30	\$ 2,500.00	1-May-12	Shaun Erick	3 - Replacement	Lenses on exterior lights on the East side of the building are yellowing. Cost of replacement of exterior lights is approximately \$1025.	2 - Unlikely	2 - Minor			

Asset Inventory							Value		Condition					Risk		Maintenance				
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
STRUCTURAL																				
	Slab On Grade																			
		Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	1450	\$ 10.89	1982	2012	100	\$ 23,500.00	30-Apr-12	Brent Pizzey	1 - Good	5" thick reinforced concrete slab on grade	1 - Rare	3 - Significant			
ENVELOPE																				
	Roof Construction																			
		ROOF CONSTRUCTION	B1020		ft2	1450	\$ 8.13	1982	2012	100	\$ 17,500.00	30-Apr-12	Brent Pizzey	1 - Good	38x184 wood joists 16 Plywood 4x38-286 built up roof beams	2 - Unlikely	4 - Major			
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	Ea.	1	\$ 5,000.00	1982	2012	100	\$ 7,500.00	30-Apr-12	Brent Pizzey	1 - Good	30" dia. Steel support column located at center of structure.	1 - Rare	5 - Catastrophic			
	Exterior Walls																			
		Wood Clad Exterior Walls	B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	ft2	1811	\$ 10.09	1982	2012	40	\$ 27,500.00	30-Apr-12	Brent Pizzey	2 - Fair	25x100 channel cedar siding - Needs Replacing. 20x64 strapping @ 600 O.C. Building paper 10 plywood 38x89 framing @ 400 O.C.	5 - Imminent	3 - Significant			
		Paint and Stain	B2015-B		ft2	1811	\$ 4.16	1982	2012	7	\$ 11,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Paint needs to be replaced. Approximate cost of repainting will be \$7500.	5 - Imminent	3 - Significant	7533.76		
	Exterior Doors																			
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,800.00	1982	2012	40	\$ 5,500.00	30-Apr-12	Brent Pizzey	2 - Fair	One located on fuel storage shed, frame needs replacement, other on main shop building. Paint is worn on both.	3 - Possible	2 - Minor			
		Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea.	2	\$ 3,500.00	1982	2012	40	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Both metal coil doors, one located on garbage storage building, other located on main shop building, doors are in good condition, the door jambs need replacement. Approximate cost of replacement is \$500.	3 - Possible	2 - Minor			
	Roof Coverings																			
		Modified Bituminous Membrane Roofing (SBS)	B3011-B	Asphalt rolled roofing	ft2	1450	\$ 12.00	1982	2012	25	\$ 26,000.00	30-Apr-12	Brent Pizzey	1 - Good	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	RMIS: Original BUR roofing with SBS patches to 1/6 of roof area. According to RMIS, original roof requires replacement Roof appears in good condition, may have been recently replaced.	2 - Unlikely	3 - Significant		
		Flashings, Trim and Fascia	B3015		Ln.ft.	180	\$ 3.99	1982	2012	40	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Paint is worn, otherwise good condition.	1 - Rare	2 - Minor			
	Roof Openings																			
		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea.	8	\$ 3,500.00	1982	2012	25	\$ 42,000.00	30-Apr-12	Brent Pizzey	1 - Good	aluminum frame, 36" dia. Acrylic dome top.	2 - Unlikely	2 - Minor			
INTERIORS																				
	Partitions																			
		Fixed Partitions - Wood Stud	C1011-F		Ln.ft.	70	\$ 1.46	1982	2012	75	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	2x4 wood stud framed	1 - Rare	2 - Minor			
	Interior Doors																			
		Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	Ea.	3	\$ 1,313.00	1982	2012	40	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - Good	Solid core wood interior doors with a clear or painted finish set in wood frames.	1 - Rare	2 - Minor			
	Wall Finishes																			
		Painting, Sealing and Staining - Walls	C3016		ft2	1000	\$ 1.25	1982	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	1 - Good	Clear finish on plywood interior	2 - Unlikely	1 - Insignificant			
		Wood Panelling	C3017-B		ft2	1000	\$ 0.88	1982	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	6 plywood interior, Washroom, Office, and lunchroom only, remainder is exposed structure.	1 - Rare	2 - Minor			
SERVICES - PLUMBING																				
	Plumbing Fixtures																			
		Toilets	D2011	Toilets for washrooms.	Ea.	1	\$ 500.00	1982	2012	35	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Standard floor mount	2 - Unlikely	2 - Minor			
		Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	Ea.	1	\$ 225.00	1982	2012	30	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	Stainless steel single bowl	1 - Rare	2 - Minor			
		Washroom Sinks	D2014-E		Ea.	1	\$ 250.00	1982	2012	30	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	wall hung vitreous china	1 - Rare	2 - Minor			
	Domestic Water Distribution																			
		Water Heaters	D2023		Ea.	1	\$ 1,000.00	1982	2012	20	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	10 Gal. Electric	2 - Unlikely	2 - Minor			
SERVICES - MECHANICAL																				
	Distribution Systems																			
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea.	1	\$ 500.00	1982	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Roof mount, Model number unavailable.	2 - Unlikely	2 - Minor			
	Terminal and Package Units																			
		Terminal Units	D3051	Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube radiation] [Convectors].	Ea.	2	\$ 250.00	1982	2012	40	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	1500W Electric baseboard heaters located in washroom and office space.	1 - Rare	2 - Minor			
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	Ea.	1	\$ 3,500.00	1982	2012	30	\$ 5,500.00	30-Apr-12	Brent Pizzey	1 - Good	5000W Electric unit heater located in lunchroom. Mfr: Outlet, S/N: 0AS05000	1 - Rare	2 - Minor			
		Radiant Heater Units	D3055-F	Complete radiant heater unit with controls.	Ea.	1	\$ 500.00	1982	2012	25	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	24" long Electric radiant heater located in shop area.	1 - Rare	2 - Minor			
SERVICES - FIRE/LIFE/SAFETY & SECURITY																				
	Fire Protection Specialties																			
		Fire Extinguishers	D4033		Ea.	1	\$ 95.00	2000	2012	30	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	10lb ABC fire extinguisher has been installed in lunchroom exit. Inspections were current.	2 - Unlikely	2 - Minor			
SERVICES - ELECTRICAL																				
	Electrical Service and Distribution																			
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 1,800.00	1982	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	100A 16 circuit panel	1 - Rare	2 - Minor			
	Lighting and Branch Wiring																			
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	12	\$ 100.00	1982	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	1 - Good	Bulbs replaced with CFL	1 - Rare	1 - Insignificant			
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	2	\$ 512.00	1982	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points.	1 - Rare	1 - Insignificant			

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS		A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	Ln.ft.	160	\$ 120.06	1967	2012	100	\$ 29,000.00	01-May-12	Brent Pizzey	1 - Good	4' High foundation wall sitting on strip footing.	1 - Rare	4 - Major		
Slab On Grade																			
	SLAB ON GRADE		A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	ft2	2350	\$ 5.87	1967	2012	100	\$ 20,500.00	01-May-12	Brent Pizzey	1 - Good	Concrete floor slab	1 - Rare	3 - Significant		
ENVELOPE																			
Floor and Wall Construction																			
	Mezzanine Construction		B1016	A low ceiling story or extensive balcony constructed at next level above the ground or base floor, [cantilevered] [supported from below].	ft2	100	\$ 10.00	1967	2012	100	\$ 1,500.00	01-May-12	Brent Pizzey	1 - Good	Mechanical Mezzanine, supported off walls and ceiling. 3/4 T&G fir 2x6 @ 12" O.C. joists Joist appear to be over spanned and may require additional support. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible. The approximate cost for consultant is \$5000.	2 - Unlikely	3 - Significant		
	Mezzanine Construction		B1016	A low ceiling story or extensive balcony constructed at next level above the ground or base floor, [cantilevered] [supported from below].	ft2	320	\$ 10.00	1967	2012	100	\$ 5,000.00	01-May-12	Brent Pizzey	1 - Good	Loading Dock/walkway 3/4 T&G fir 2x6 @ 12" O.C. joists	2 - Unlikely	3 - Significant		
Roof Construction																			
	ROOF CONSTRUCTION		B1020		ft2	2350	\$ 30.00	1967	2012	100	\$ 106,000.00	01-May-12	Brent Pizzey	1 - Good	T&G roof decking - Exposed Glulam Beams	1 - Rare	4 - Major		
	Interior Structure Supporting Roof		B1024	Load bearing interior walls, columns and beams supporting roof framing.	ft2	600	\$ 12.15	1967	2012	100	\$ 11,000.00	01-May-12	Brent Pizzey	1 - Good	8" x 10' high Concrete masonry block wall.	1 - Rare	4 - Major		
Exterior Walls																			
	Concrete Unit Masonry Wall System		B2012-A	CMU wall system consisting of [[Single] [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup.	ft2	2000	\$ 11.68	1967	2012	75	\$ 35,000.00	01-May-12	Brent Pizzey	1 - Good	Masonry walls "Cadenza" fluted face	2 - Unlikely	3 - Significant		
Exterior Windows																			
	Windows - Wood		B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	ft2	15	\$ 135.00	1967	2012	35	\$ 3,000.00	01-May-12	Brent Pizzey	3 - Replacement	Double glazed, sealed windows set in fixed wood frames. Exterior wood window frames are rotting and wood windows have exceeded their forecasted life cycle and may be energy inefficient. Replace exterior wood windows with vinyl units. The approximate replacement cost is \$2000.	3 - Possible	2 - Minor		
Exterior Doors																			
	Exterior Doors and Frames - Steel		B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	1	\$ 1,800.00	1967	2012	40	\$ 2,500.00	01-May-12	Brent Pizzey	1 - Good	Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. The approximate replacement cost is \$5400.	1 - Rare	2 - Minor		
	Overhead Exterior Doors		B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	Ea.	3	\$ 3,500.00	1967	2012	40	\$ 16,000.00	01-May-12	Brent Pizzey	2 - Fair	Manually operated overhead sectional doors. (3) wood (10'x10') c/w glazing section. Replace exterior overhead wood door as required. The approximate replacement cost of the exterior wood doors is \$6000.	2 - Unlikely	2 - Minor		
Roof Coverings																			
	Built-up Bituminous Roofing (Asphalt and Gravel)		B3011-A		ft2	2350	\$ 8.59	1967	2012	25	\$ 30,500.00	01-May-12	Brent Pizzey	3 - Replacement	RMIS 2007: BUR Roofing on wood deck. The approximate replacement cost is \$21800.	3 - Possible	3 - Significant		
	Flashings, Trim and Fascia		B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln.ft.	200	\$ 3.99	1967	2012	40	\$ 1,000.00	01-May-12	Brent Pizzey	2 - Fair	Pre-finished galvanized metal flashings, paint is worn.	2 - Unlikely	2 - Minor		
INTERIORS																			
Partitions																			
	Fixed Partitions - Concrete Block		C1011-A	Concrete block partitions.	ft2	1160	\$ 15.11	1967	2012	100	\$ 26,500.00	01-May-12	Brent Pizzey	1 - Good	Painted Concrete masonry block walls	1 - Rare	2 - Minor		
	Fixed Partitions - Wood Stud		C1011-F		Ln.ft.	100	\$ 1.46	1967	2012	75	\$ 500.00	01-May-12	Brent Pizzey	1 - Good	2x4 Wood studs @ 16" o.c. (washroom walls)	2 - Unlikely	2 - Minor		
Interior Doors																			
	Interior Doors and Frames - Steel		C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,694.00	1967	2012	40	\$ 5,000.00	01-May-12	Brent Pizzey	1 - Good	Hollow steel interior doors with a painted finish set in painted metal frames. The approximate replacement cost is \$522,000.	1 - Rare	1 - Insignificant		
	Interior Doors and Frames - Wood		C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	Ea.	1	\$ 1,313.00	1967	2012	40	\$ 2,000.00	01-May-12	Brent Pizzey	1 - Good	Solid core wood interior doors with a clear finish set in wood frame.	1 - Rare	1 - Insignificant		
	Interior Sliding / Folding Doors and Grilles		C1022	Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices, tracks and supporting systems.	Ea.	3	\$ 1,400.00	1967	2012	40	\$ 6,500.00	01-May-12	Brent Pizzey	1 - Good	Solid Core Wood sliding doors mounted on a steel track.	1 - Rare	1 - Insignificant		
Stair Construction																			
	Wood Stair Construction		C2012		Ea.	1	\$ 2,500.00	1967	2012	100	\$ 4,000.00	01-May-12	Brent Pizzey	1 - Good	Painted wood stairs, 4 risers, by code a handrail is required.	3 - Possible	2 - Minor	Install handrails as required by code.	\$ 400.00
Wall Finishes																			
	Wood Panelling		C3017-B		ft2	100	\$ 0.88	1967	2012	30	\$ 500.00	01-May-12	Brent Pizzey	1 - Good	Plywood with clear finish (Washroom walls)	1 - Rare	2 - Minor		
Floor Finishes																			
	Resilient Flooring - Sheet		C3022-B	Sheet flooring: [Vinyl] [Linoleum] sheet; [heavy] [commercial] [light commercial] [residential] duty.	ft2	840	\$ 9.39	2000?	2012	25	\$ 12,000.00	01-May-12	Brent Pizzey	2 - Fair	Commercial vinyl sheet flooring. Newer flooring in office area, remainder is in fair condition.	3 - Possible	2 - Minor		

8. 1955 College Ave																				
Asset Inventory				Value								Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
Ceiling Finishes																				
		Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	2350	\$ 5.44	1967	2012	100	\$ 19,000.00	01-May-12	Brent Pizze	1 - Good	T&G roof decking - Exposed with clear finish applied.	1 - Rare	3 - Significant			
SERVICES - PLUMBING																				
Plumbing Fixtures																				
		Toilets	D2011	Toilets for washrooms. Kitchen sink(s) suitable for [residential] [commercial] service.	Ea.	1	\$ 500.00	1967	2012	35	\$ 1,000.00	01-May-12	Brent Pizze	1 - Good	Standard floor mount with tank.	1 - Rare	2 - Minor			
		Kitchen Sinks	D2014-A		Ea.	1	\$ 225.00	1967	2012	30	\$ 500.00	01-May-12	Brent Pizze	1 - Good	Single bowl stainless steel sink with chrome trim.	2 - Unlikely	2 - Minor			
		Washroom Sinks	D2014-E		Ea.	2	\$ 250.00	1967	2012	30	\$ 1,000.00	01-May-12	Brent Pizze	1 - Good	Wall hung vitreous china sinks with chrome finish trim.	2 - Unlikely	2 - Minor			
Domestic Water Distribution																				
		Water Heaters	D2023		Ea.	1	\$ 1,200.00	2007	2012	20	\$ 2,000.00	01-May-12	Brent Pizze	1 - Good	Electric 3000W, 240V, 175 ltr water heater. MFR: John Woods, M/N: JW525TF1, S/N: 0101253917.	1 - Rare	2 - Minor			
Sanitary Waste																				
		Floor Drains - Special Purpose Industrial	D2033-B	Waste Oil Floor Drains: Cast iron body, with sediment bucket, vent connection, checkered plate and bronze plug.	Ln.ft.	30	\$ 50.00	1967	2012	50	\$ 2,500.00	01-May-12	Brent Pizze	1 - Good	Cast in concrete steel trench drain.	3 - Possible	2 - Minor			
Rain Water Drainage																				
		Rain Water - Pipe And Fittings	D2041	Cast iron, [bell and spigot] [no hub].	Ea.	2	\$ 1,137.00	1967	2012	75	\$ 3,500.00	01-May-12	Brent Pizze	1 - Good	4" Cast iron	1 - Rare	2 - Minor			
SERVICES - MECHANICAL																				
Heat Generating Systems																				
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	2	\$ 4,500.00	1998	2012	30	\$ 13,500.00	01-May-12	Brent Pizze	1 - Good	Two Forced air natural gas fired furnaces, one located on mechanical mezzanine MFR: Lennox, M/N: GHR26Q4/5-100-4, S/N: 5899A 41269. The other furnace is located in the Store Room, MFR: Lennox High Efficiency, M/N & S/N unavailable.	2 - Unlikely	3 - Significant			
Distribution Systems																				
SERVICES - FIRE/LIFE/SAFETY & SECURITY																				
Fire Protection Specialties																				
		Fire Extinguishers	D4033		Ea.	3	\$ 95.00	1975	2012	30	\$ 500.00	01-May-12	Brent Pizze	3 - Replacement	(3) Fire extinguishers, one located at shop entrance is outdated and requires replacement. The approximate replacement cost is \$400.	5 - Imminent	3 - Significant			
SERVICES - ELECTRICAL																				
Electrical Service and Distribution																				
		ELECTRICAL SERVICE AND DISTRIBUTION	D5010	Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels.	Ea.	1	\$ 13,399.99	1967	2012	40	\$ 20,000.00	01-May-12	Brent Pizze	1 - Good	Electrical service and distribution.	1 - Rare	3 - Significant			
		Main Electrical Switchboards	D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	Ea.	1	\$ 7,500.00	1967	2012	40	\$ 11,500.00	01-May-12	Brent Pizze	1 - Good	Main switch 120/208V, 400A, 3 phase, 4 wire.	1 - Rare	1 - Insignificant			
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	2	\$ 1,800.00	1967	2012	30	\$ 5,500.00	01-May-12	Brent Pizze	1 - Good	Panel 'A' - 120/208V, 210A, 42 circuit. Panel 'B' - 120/208V, 18 circuit.	1 - Rare	3 - Significant			
Lighting and Branch Wiring																				
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	Ea.	46	\$ 100.00	1967	2012	30	\$ 7,000.00	01-May-12	Brent Pizze	1 - Good	Suspended and surface T-8 fluorescent lighting fixtures are installed in certain areas within the facility.	1 - Rare	1 - Insignificant			
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	2	\$ 512.00	1967	2012	30	\$ 1,500.00	01-May-12	Brent Pizze	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed above the O/H doors and the building exit. The approximate replacement cost of exterior lighting is \$1600.	1 - Rare	2 - Minor			

Asset Inventory							Value		Condition				Risk		Maintenance				
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Slab On Grade																			
	Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	square foot	2800	\$ 10.89	1955	2012	100	\$ 45,500.00	02-May-12	Shaun Erick	3 - Replacement	Cast in place concrete slab on grade. Concrete floor is severely cracked and heaving was noted. Concrete floor in some cases has dropped 4"-6". Retain a structural engineer to evaluate and make recommendations for remediation. The approximate cost for consultant fees is approximately \$5000.	5 - Imminent	3 - Significant			
ENVELOPE																			
Floor and Wall Construction																			
	Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	ea	1	\$ 1,500.00	1955	2012	40	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Exterior wood stairs complete with a painted finishes and wood handrail on the West side of the building. Wood stairs are deteriorating and worn. Replace exterior wood stairs with concrete. The approximate replacement costs is \$4000.	5 - Imminent	2 - Minor			
Exterior Walls																			
	Clay Brick Masonry Wall System	B2012-B	Clay brick wall system consisting of [Brick veneer cavity wall with [block] [stud] backup. [Single] [Solid double] wythe masonry.] [Reinforced brick masonry.]	square foot	3500	\$ 18.22	1955	2012	75	\$ 95,500.00	02-May-12	Shaun Erick	2 - Fair	Exterior walls clad with clay brnck veneer wall skin with a natural finish. Extreme cracking was noted on the West side of the building. Retain a structural engineer to analyze and make recommendations for remediation. This issue should be repaired as soon as possible. The approximate cost for consultant is \$5000.	4 - Likely	3 - Significant			
Exterior Windows																			
	Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	72	\$ 80.00	2000	2012	40	\$ 8,500.00	02-May-12	Shaun Erick	1 - Good	Double glazed sealed units set in aluminum frames with awning type operable panels. (2 x 6'x6')	2 - Unlikely	2 - Minor			
	Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	132	\$ 135.00	1955	2012	35	\$ 26,500.00	02-May-12	Shaun Erick	3 - Replacement	Single glaze wood windows set in fixed wood frames. (9 x 3'8"x4') Exterior wood windows are single glazed rendering them energy inefficient and the wood frames are rotting and dried out. Replace exterior wood windows with vinyl units. The approximate replacement cost is \$7500.	5 - Imminent	2 - Minor			
Exterior Doors																			
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	1	\$ 1,800.00	2000	2012	40	\$ 2,500.00	02-May-12	Shaun Erick	2 - Fair	Exterior painted steel door set in painted steel frames. Paint finish on exterior steel door is worn.	2 - Unlikely	2 - Minor	Repaint exterior steel door.	\$ 250.00	
	Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	1	\$ 1,100.00	1955	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	Solid core wood exterior doors with a clear or painted finish set in steel frames. Exterior wood door is worn and de-laminating and glazing does not fit the window rendering it energy inefficient. Replace exterior steel door with a steel unit. The approximate replacement cost is \$1800.	5 - Imminent	2 - Minor			
	Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	\$ 1,326.00	1955/2000	2012	40	\$ 4,000.00	02-May-12	Shaun Erick	3 - Replacement	Manually operated overhead sectional doors. 1 x wood, 1 x composite (9'x8'). Exterior overhead wood door installed on the East side of the building is worn and dated. Exterior overhead composite door installed on the West side of the building is dented. Replace exterior overhead wood door on the West side of the building and monitor exterior overhead composite door and replace as required. The approximate replacement cost of the exterior wood door is \$2000.	4 - Likely	2 - Minor			
	Overhead Exterior Doors	B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	\$ 1,326.00	2000	2012	40	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	Manually operated overhead composite sectional door. (12'x9')	2 - Unlikely	2 - Minor			
Roof Coverings																			
	Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		square foot	815	\$ 11.86	1970	2012	25	\$ 14,500.00	02-May-12	Shaun Erick	3 - Replacement	Built-up bituminous roofing; asphalt felt layers with insulation complete with gravel ballast material installed on the South Roof Section (Garage). The roof covering installed is dated, soft spots and organic growth were noted. Sloping appears incorrect which could lead to excessive ponding. Replace roof coving on the South Roof Section with a SBS roof covering. The approximate replacement cost is \$10,000.	3 - Possible	3 - Significant			
	Modified Bituminous Membrane Roofing (SBS)	B3011-B		square foot	1985	\$ 12.00	2008	2012	25	\$ 35,500.00	02-May-12	Shaun Erick	1 - Good	Modified bituminous membrane roofing (SBS) with torched on membrane and asphalt topping installed on the North Roof Section.	2 - Unlikely	3 - Significant			
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	165	\$ 3.99	1990	2012	40	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Pre-finished sheet metal fascia.	1 - Rare	2 - Minor			
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	165	\$ 2.50	1990	2012	40	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Painted wood fascia. Wood fascia paint finish is worn and wood is starting to deteriorate. Replace wood fascia with sheet metal products. The approximate replacement cost is \$750.	3 - Possible	2 - Minor			
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	110	\$ 9.00	1970	2012	40	\$ 1,500.00	02-May-12	Shaun Erick	2 - Fair	Painted concrete capping. Paint finish on concrete capping is worn and weathered. The approximate replacement cost to replace with sheet metal is \$500.	2 - Unlikely	2 - Minor	Repaint concrete capping.	\$ 500.00	
INTERIORS																			
Partitions																			

Asset Inventory							Value					Condition			Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
SERVICES - PLUMBING	Interior Doors	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	square foot	5000	\$ 15.11	1955	2012	100	\$ 113,500.00	02-May-12	Shaun Erick	2 - Fair	Interior partition walls with concrete masonry unit (CMU) construction and natural and painted finishes. Significant cracking and separation was evident in CMU walls in the Shop Area. Retain a structural consultant to analyze and make recommendations for remediation. The approximate cost for a structural consultant is \$5000.	4 - Likely	3 - Significant			
		Windows - Wood	C1017-B		square foot	9	\$ 55.00	1955	2012	50	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Single glaze interior window set in wood frames. Due to the shifting of the building, the interior window has shifted and has become warped. Window should be replaced. The approximate replacement cost is \$500.	4 - Likely	2 - Minor			
		Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	4	\$ 1,313.00	1955	2012	40	\$ 8,000.00	02-May-12	Shaun Erick	3 - Replacement	Solid core wood interior doors with a painted finish set in wood frames. The washroom doors are residential grade units. Two interior wood doors are damaged and worn and require replacement, the washroom doors are brand new. Replace damaged interior wood doors with steel units. The approximate cost of replacement is \$3600.	1 - Rare	2 - Minor			
	Fittings	Hatches, Access Doors and Ladders	C1026	Hatches and access doors necessary for access to enclosed parts of building and for access to operations and maintenance items.	ea	1	\$ 750.00	1955	2012	75	\$ 1,000.00	02-May-12	Shaun Erick	1 - Good	Painted metal ship ladder for access on the top of the storage cabinets installed in the Garage.	1 - Rare	2 - Minor			
	Stair Construction	Ceiling Fans	C1039-A		ea	2	\$ 750.00	2000	2012	35	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Electric ceiling fans.	2 - Unlikely	2 - Minor			
	Wall Finishes	Wood Stair Construction	C2012		ea	1	\$ 2,500.00	1955	2012	100	\$ 4,000.00	02-May-12	Shaun Erick	3 - Replacement	Wood framed stairs. Wood stairs are uneven due to the building shifting. Replace wood stairs when building structure is corrected. The approximate replacement cost is \$2500.	3 - Possible	2 - Minor			
	Floor Finishes	Painting, Sealing and Staining - Walls	C3016		square foot	4500	\$ 1.25	2000	2012	10	\$ 8,500.00	02-May-12	Shaun Erick	2 - Fair	Paint finish for interior walls. Paint finishes throughout the facility are worn. Repaint the facility. The approximate cost is \$5700.	5 - Imminent	2 - Minor			
		Wood Panelling	C3017-B		square foot	2000	\$ 0.88	1980	2012	30	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	Painted plywood wall finish. The approximate replacement cost is \$2000.	1 - Rare	2 - Minor			
	Ceiling Finishes	Resilient Flooring - Vinyl Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	319	\$ 2.50	1995	2012	25	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Peel and stick vinyl tiles installed in the Office. Vinyl tile installed in the Office is damaged and worn. Replace vinyl tiles installed in the Office with sheet vinyl products. The approximate replacement cost is \$1100.	5 - Imminent	2 - Minor			
		Resilient Flooring - VCT Tile	C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile]. Sheet flooring: [Vinyl] [Linoleum] sheet: [heavy] [commercial] [light commercial] [residential] duty.	square foot	195	\$ 4.51	1995	2012	25	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" vinyl composite tile (VCT) flooring. VCT flooring installed is damaged. Replace with sheet vinyl flooring. The approximate replacement cost is \$1850.	5 - Imminent	2 - Minor			
		Resilient Flooring - Linoleum	C3022-B		square foot	49	\$ 3.00	2011	2012	25	\$ 500.00	02-May-12	Shaun Erick	1 - Good	Linoleum sheet flooring installed in the Washrooms.	2 - Unlikely	2 - Minor			
	SERVICES - PLUMBING	Plumbing Fixtures	Ceiling Tile System - Nail or Glue-in	C3034		square foot	50	\$ 3.00	1955	2012	25	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	12"x12" square ceiling tile glued/nailed/stapled to ceilings. The FACT ceiling is worn and dated. The building was built prior to 1981 and therefore it is assumed that the ceiling tiles may contain asbestos or other related products and should be handled accordingly. The approximate replacement cost with a drop ceiling is \$250 plus the cost of asbestos removal.	3 - Possible	3 - Significant		
			Metal Ceilings	C3035	Linear metal strip suspended ceiling system, including suspension grid, non combustible.	square foot	815	\$ 11.00	1995	2012	40	\$ 13,500.00	02-May-12	Shaun Erick	1 - Good	Pre-finished sheet metal ceiling finish installed in the Garage.	1 - Rare	2 - Minor		
			Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	square foot	1935	\$ 0.88	1955	2012	100	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Painted plywood ceiling.	2 - Unlikely	2 - Minor		
		Domestic Water Distribution	Toilets	D2011	Toilets for washrooms.	ea	2	\$ 500.00	2011	2012	35	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Floor mounted tank flush toilet.	2 - Unlikely	2 - Minor		
	SERVICES - MECHANICAL	Domestic Water Distribution	Washroom Sinks	D2014-E		ea	1	\$ 250.00	1955	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement	Single basin stainless steel sink complete with supply trim. Sink installed in the Staff Room is worn and dated. Replace stainless steel sink installed in the Staff Room. The approximate replacement cost is \$250.	3 - Possible	2 - Minor		
			Domestic Water Conditioning Equipment	D2022		ea	1	\$ 2,000.00	2010	2012	20	\$ 3,000.00	02-May-12	Shaun Erick	1 - Good	Water filtration system installed in the Staff Room. The approximate cost of replacement is \$2000.	2 - Unlikely	2 - Minor		
		Rain Water Drainage	Floor Drains - Standard Purpose	D2033-A	Plastic floor drains, suitable for residential use.	ea	1	\$ 3,000.00	1985	2012	50	\$ 4,500.00	02-May-12	Shaun Erick	1 - Good	General purpose floor drain installed in the Garage.	2 - Unlikely	2 - Minor		
Roof Drains		D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	ea	2	\$ 453.55	1955	2012	75	\$ 1,500.00	02-May-12	Shaun Erick	2 - Fair	Roof drain piped from roof to basement or exterior wall spouts and drained by gravity. Roof drain installed in the building appears blocked as ponding was noted around drain.	1 - Rare	2 - Minor	Unblock drain as required.	\$ 250.00		

Asset Inventory																			
						Value					Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	3	\$ 550.00	1955	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	3 - Replacement	Gas fired forced air ceiling suspended unit heaters. Unit heaters have exceeded their forecasted and may be energy inefficient. Replace gas fired unit heaters installed in the facility. The approximate replacement cost is \$1800.	3 - Possible	2 - Minor		
		Unit Heaters - Force Flow	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 500.00	1955	2012	30	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Water fed force flow unit heater. Force flow unit heater installed has exceeded its forecasted life cycle and may be energy inefficient. Replace force flow unit heater. The approximate replacement cost is \$750. This unit is fed from the power plant across the street.	3 - Possible	2 - Minor		
		Unit Heaters - Down Flow	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	2	\$ 500.00	1955	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	3 - Replacement	Water fed down flow unit heater. Down flow unit heater installed has exceeded its forecasted life cycle and may be energy inefficient. Replace down flow unit heater. The approximate replacement cost is \$1000. This unit is fed from the power plant across the street.	3 - Possible	2 - Minor		
	Controls and Instrumentation																		
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	5	\$ 100.00	1955	2012	30	\$ 1,000.00	02-May-12	Shaun Erick	3 - Replacement	Manual hardwired thermostats. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace manual thermostats with programmable units for increased facility performance. The approximate cost of replacement is \$5675.	1 - Rare	2 - Minor		
SERVICES - FIRE/LIFE/SAFETY & SECURITY																			
Fire Protection Specialties																			
		Fire Extinguishers	D4033		ea	2	\$ 95.00	2005	2012	30	\$ 500.00	02-May-12	Shaun Erick	1 - Good	ABC fire extinguishers installed throughout the facility. Inspections were current.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 1,800.00	2012	2012	30	\$ 2,500.00	02-May-12	Shaun Erick	1 - Good	Branch circuit panel. (70A) the unit was being installed at the time of the assessment. Circuit panels installed in the Garage are being removed.	2 - Unlikely	2 - Minor		
Lighting and Branch Wiring																			
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	1985	\$ 6.00	2008	2012	30	\$ 18,000.00	02-May-12	Shaun Erick	1 - Good	Surface mounted T-8 fluorescent lighting.	2 - Unlikely	2 - Minor		
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ea	11	\$ 100.00	2005	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	1 - Good	Compact fluorescent (CFL) lighting.	2 - Unlikely	1 - Insignificant		
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	2	\$ 512.00	2000	2012	30	\$ 1,500.00	02-May-12	Shaun Erick	2 - Fair	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. HID light fixture on the East side of the building is coming off the wall. Exterior incandescent lighting installed on the East side of the building. Fixture is corroded and lamp is missing. Replace incandescent lighting with a HID fixture. The approximate replacement cost is \$512.	2 - Unlikely	2 - Minor	Re-install HID light fixture on the East side of the building.	\$ 100.00
		Exterior Incandescent Fixtures	D5023-B		ea	1	\$ 100.00	1955	2012	30	\$ 500.00	02-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		

Asset Inventory							Value					Condition			Risk			Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Slab On Grade																			
	SLAB ON GRADE		A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	2800	\$ 10.89	1972	2012	100	45,500.00	30-Apr-12	Shaun Erick	1 - Good	Slab on Grade	1 - Rare	3 - Significant		
ENVELOPE																			
Roof Construction																			
	ROOF CONSTRUCTION		B1020		square foot	2800	\$ 7.32	1972	2012	100	30,500.00	30-Apr-12	Shaun Erick	1 - Good	Cast in place concrete construction.	1 - Rare	4 - Major		
Exterior Walls																			
	Concrete Unit Masonry Wall System		B2012-A	CMU wall system consisting of [Single] [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup.	square foot	620	\$ 12.95	1972	2012	75	12,000.00	30-Apr-12	Shaun Erick	2 - Fair	Exterior walls are concrete masonry unit (CMU) block wall construction with a natural finish. Minor damage to pointing was noted on the East side of the building.	1 - Rare	3 - Significant	Repair point as required on the exterior of the building.	\$ 1,500.00
	Exterior Soffits		B2018	Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	square foot	240	\$ 7.00	1972	2012	50	2,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Exterior painted wood soffits. Wood soffits on the exterior of the building are falling apart and worn. Replace wood soffits with vent sheet metal products. The approximate replacement cost is \$3840.	5 - Imminent	2 - Minor		
Exterior Windows																			
	Windows - Aluminum		B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	\$420	\$ 55.00	1972	2012	40	34,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Fixed frame aluminum windows. IT appears various seals in aluminum windows have dried out and windows appear to be original units and have exceeded its forecasted life cycle. Replace exterior aluminum windows with vinyl units. The approximate replacement cost would be \$23,500.	5 - Imminent	3 - Significant		
Exterior Doors																			
	Exterior Doors and Frames - Aluminium		B2032-C		ea	1	\$ 2,500.00	1972	2012	30	4,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Exterior single glazed aluminum door. Exterior aluminum door is single glazed rendering it energy inefficient. Replace exterior aluminum door. The approximate replacement cost is \$2500.	5 - Imminent	2 - Minor		
	Overhead Exterior Doors		B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2	\$ 1,326.00	1972	2012	40	4,000.00	30-Apr-12	Shaun Erick	3 - Replacement	1 x plastic, 1 x wood (12"x12") manually operated overhead sectional doors. Overhead wood doors installed in the facility are damaged and worn. Replace exterior overhead doors complete with electrical operators. The approximate replacement cost of the overhead exterior doors is \$6200.	5 - Imminent	2 - Minor		
INTERIORS																			
Partitions																			
	Fixed Partitions - Concrete Block		C1011-A	Concrete block partitions.	square foot	3000	\$ 15.92	1972	2012	100	71,500.00	30-Apr-12	Shaun Erick	1 - Good	Interior partition walls with concrete masonry unit (CMU) construction and painted and unpainted finishes. Cracking noted in the Locker Room.	1 - Rare	3 - Significant	Repair cracking in Locker Room and monitor. If conditions worsens retain structural consultant.	\$ 1,500.00
	Fixed Partitions - Gypsum Wallboard		C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	square foot	260	\$ 1.57	1972	2012	75	500.00	30-Apr-12	Shaun Erick	2 - Fair	Framed interior partition walls with gypsum wall board installed in the Women's Washroom. Minor damage was noted to gypsum wall board.	1 - Rare	2 - Minor	Repair gypsum board walls as required in the facility.	\$ 150.00
	Windows - Steel		C1017-A		square foot	16	\$ 47.09	1972	2012	50	1,000.00	30-Apr-12	Shaun Erick	1 - Good	Single glazed window set in steel frames with painted finishes.	1 - Rare	2 - Minor		
Interior Doors																			
	Interior Doors and Frames - Wood		C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	ea	2	\$ 1,313.00	1990	2012	40	4,000.00	30-Apr-12	Shaun Erick	1 - Good	Interior wood doors set in wood frames complete with a painted finishes.	1 - Rare	2 - Minor		
	Interior Sliding / Folding Doors and Grilles		C1022	Interior [sliding] [folding] doors or grilles, with frames, hardware, locking devices, tracks and supporting systems.	ea	1	\$ 1,800.00	1972	2012	40	2,500.00	30-Apr-12	Shaun Erick	2 - Fair	Steel sliding door installed in Parts Room 138. Interior sliding door has reached its forecasted life cycle but is still in serviceable condition. Paint finish is worn on interior sliding door.	2 - Unlikely	2 - Minor	Repaint interior sliding door in Parts Room 138.	\$ 250.00
Fittings																			
	Fabricated Compartments (Toilets and Showers)		C1032	Built-in closets suitable to project accommodations.	ea	3	\$ 1,500.00	1972	2012	30	7,000.00	30-Apr-12	Shaun Erick	3 - Replacement	2 x painted metal washroom partitions and 1 x painted wood partition. Painted wood partition has exceeded its forecasted life cycle. Replace wood washroom partition. The approximate replacement cost is \$1500.	5 - Imminent	2 - Minor		
	Wall and Corner Guards		C1033		linear foot	400	\$ 0.50	1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement	Rubber cove base. Rubber cove base throughout the facility is damaged or missing in various areas. Replace rubber cove base. The approximate replacement cost is \$200.	5 - Imminent	1 - Insignificant		
Stair Construction																			
	Metal Stair Construction		C2013		ea	1	\$ 2,500.00	1972	2012	100	4,000.00	30-Apr-12	Shaun Erick	1 - Good	Painted steel stairs complete with metal handrails.	1 - Rare	2 - Minor		
Wall Finishes																			
	Painting, Sealing and Staining - Walls		C3016		square foot	3000	\$ 1.25	1990	2012	10	5,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Interior surfaces with painted finishes. Paint finish throughout the facility is worn and dirty. Repaint entire facility. The approximate cost of painting would be \$3,750.	5 - Imminent	2 - Minor		
Floor Finishes																			
	Resilient Flooring - Tile		C3022-A	Tile flooring: [Flat Rubber] [Raised profile rubber] [Vinyl] [Vinyl composition tile].	square foot	443	\$ 4.51	1980	2012	25	3,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Resilient Flooring, vinyl composition tile, marbledized. VCT flooring installed throughout the facility is damaged and worn. Replace VCT flooring in the facility with sheet vinyl products. The approximate replacement cost is \$4200.	3 - Possible	2 - Minor		
	Mastic Composition Flooring		C3027	Heavy duty, special purpose seamless flooring for institutional and commercial applications. Suitable for [light to medium traffic] [medium to heavy traffic]	square foot	57	\$ 15.00	1972	2012	60	1,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Mastic composition flooring installed in the Men's Washroom. Mastic flooring is stained and worn. Replace mastic flooring with sheet vinyl products. The approximate replacement cost is \$550.	5 - Imminent	2- Minor		
Ceiling Finishes																			
	General Suspended Acoustic Ceiling		C3033		square foot	455	\$ 4.25	1980	2012	25	3,000.00	30-Apr-12	Shaun Erick	3 - Replacement	Acoustic ceiling panels with a suspended T-bar aluminum frame system. Ceiling tiles throughout the facility are dirty and worn. Replace ceiling tiles throughout the facility. The approximate replacement cost is \$1950.	5 - Imminent	2 - Minor		
SERVICES - PLUMBING																			
Plumbing Fixtures																			
	Toilets		D2011	Toilets for washrooms.	ea	2	\$ 500.00	1972	2012	35	1,500.00	30-Apr-12	Shaun Erick	3 - Replacement	1 x Standard tank flush toilet with regular bowl and open front seat. 1 x Commercial grade toilet with floor mounted vitreous china bowl, open front seat and supply flushometers. Toilets installed in the facility appear worn and stained. Replace toilets installed in the facility. The approximate cost of replacement is \$1000	3 - Possible	2 - Minor		

Asset Inventory							Value					Condition			Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Urinals	D2012	Urinals for washrooms.	ea	1	\$ 1,500.00	1972	2012	35	2,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Floor mounted pedestal type vitreous china unit. Pedestal urinals create maintenance and sanitation issues. Replace floor mounted urinal installed in the Men's Washroom. The approximate replacement cost is approximately \$2000.	5 - Imminent	2 - Minor		
		Kitchen Sinks	D2014-A	Kitchen sink(s) suitable for [residential] [commercial] service.	ea	1	\$ 225.00	1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement	Single basin stainless steel sink c/w supply trim installed in Staff Room 140. Stainless steel sink installed in Staff Room 140 is worn. Replace stainless steel sink installed in Staff Room 140. The approximate replacement cost is \$225.	5 - Imminent	2 - Minor		
		Washroom Sinks	D2014-E		ea	3	\$ 225.00	1972	2012	30	1,000.00	30-Apr-12	Shaun Erick	3 - Replacement	3 x Wall mounted vitreous china sinks c/w supply trim. Vitreous china sinks installed in the facility have exceeded its forecasted life cycle. Replace vitreous china sinks installed in the facility. The approximate replacement cost is \$675.	2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																			
Distribution Systems																			
		Air Handling Units - Air Distribution	D3041-A						2012	40		30-Apr-12	Shaun Erick		Make-up are unit is part of the University of Regina's mechanical system.				
		Ducts - Air Distribution	D3041-D		square foot	2800	\$ 4.09	1972	2012	75	17,000.00	30-Apr-12	Shaun Erick	1 - Good	Distribution ducts installed from air handling units to ceiling diffusers.	1 - Rare	2 - Minor		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	ea	2	\$ 250.00	1972	2012	30	1,000.00	30-Apr-12	Shaun Erick	3 - Replacement	In-line or roof top mounted exhaust fans installed to exhaust washrooms/change rooms and storage areas. Exhaust fan installed in Women's Washroom is noisy. Replace exhaust fan installed in the Women's Washroom. The approximate replacement cost is \$250.	3 - Possible	2 - Minor		
Controls and Instrumentation																			
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	1	\$ 100.00	1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement	Manual thermostat. Manual thermostat installed in the facility is energy inefficient due to its lack of energy savings controls. Install a programmable unit for increased facility performance. The approximate cost of replacement is \$135.	1 - Rare	1 - Insignificant		
		Building Automation Systems	D3063	Systems providing automated operation of selected building systems.					2012	25		30-Apr-12	Shaun Erick		Building maintenance system is tied in to the University of Regina.				
SERVICES - FIRE/LIFE/SAFETY & SECURITY																			
Sprinklers																			
		SPRINKLERS AND FIRE PROTECTION	D4010	Fire protection sprinkler system connected to suitable water supply and designed to provide an immediate, continuous flow of water automatically in case of fire. Includes water supply equipment, piping, valves, fittings, sprinkler heads, release devices.					2012	75		30-Apr-12	Shaun Erick		Sprinkler equipment installed in the facility is controlled by the University of Regina.				
Fire Protection Specialties																			
		Fire Extinguishers	D4033		ea	3	\$ 665.00	2000	2012	30	1,000.00	30-Apr-12	Shaun Erick	1 - Good	3 CO2 and ABC fire extinguishers have been installed throughout the facility. Inspections are current.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
		Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	1	\$ 1,800.00	1972	2012	30	2,500.00	30-Apr-12	Shaun Erick	3 - Replacement	Branch circuit panel D - 100% capacity. Circuit panel installed in the facility has exceeded its forecasted life cycle. Replace circuit panel. Note: Circuit panel may belong to the University of Regina. Approximate replacement cost is \$1800.	5 - Imminent	2 - Minor		
Lighting and Branch Wiring																			
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	2800	\$ 6.00	2008	2012	30	25,000.00	30-Apr-12	Shaun Erick	1 - Good	Surface mounted T-8 fluorescent lighting.	2 - Unlikely	2 - Minor		
		Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	square foot	102	\$ 1.50	2008	2012	30	500.00	30-Apr-12	Shaun Erick	2 - Fair	Recessed compact fluorescent (CFL) pot lights. One lamp is burnt out in each of the washrooms in the facility.	2 - Unlikely	1 - Insignificant	Replace 2 lamps in the facility washrooms.	\$ 50.00
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	ea	1	\$ 100.00	1972	2012	30	500.00	30-Apr-12	Shaun Erick	3 - Replacement	Incandescent lighting. Incandescent lighting installed in the corridor is energy inefficient. Replace incandescent lamp with a CFL lamp for increased facility performance. The approximate replacement cost is approximately \$25.	5 - Imminent	1 - Insignificant		
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	4	\$ 512.00	2000	2012	30	3,000.00	30-Apr-12	Shaun Erick	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed along the building perimeter and at the building exit points. 2 x recessed and 2 x surface mounted.	2 - Unlikely	2 - Minor		
Communications and Security																			
		Fire Alarm System	D5031	Fire detection and alarm system.					2012	25		30-Apr-12	Shaun Erick		Fire alarm equipment installed in the facility is controlled by the University of Regina.	2 - Unlikely	3 - Significant		
Other Electrical Systems																			
		Emergency Light Systems	D5091	Emergency lights at exits and access to exits, circulation areas.	square foot	2800	\$ 1.10	2010	2012	20	4,500.00	30-Apr-12	Shaun Erick	1 - Good	Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads.	2 - Unlikely	2 - Minor		

Asset Inventory							Value		Condition				Risk		Maintenance				
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Slab On Grade																			
	Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	340	\$ 5.87	1955	2012		100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	Year of construction unknown. Ground is sloped to building & needs to be re graded.	1 - Rare	3 - Significant	Re-grade to provide positive drainage from building foundation.	\$ 800.00
ENVELOPE																			
Roof Construction																			
	ROOF CONSTRUCTION	B1020		ft2	640	\$ 11.86	1955	2012		100	\$ 11,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Built-up roof system 1/2" sheathing 2x10 fir joists	3 - Possible	2 - Minor		
Exterior Walls																			
	Clay Brick Masonry Wall System	B2012-B	Clay brick wall system consisting of [Brick veneer cavity wall with [block] [stud] backup. [Single] [Solid double] wythe masonry.] [Reinforced brick masonry.]	ft2	780	\$ 18.22	1955	2012		75	\$ 21,500.00	30-Apr-12	Brent Pizzey	1 - Good	Brick Veneer - Has some Graffiti that requires removal Air space 1x6 ship lap 2x4 wood studs @ 16" o.c.	1 - Rare	3 - Significant	Remove graffiti	\$ 250.00
	Joint Sealers	B2015-A		Ln.ft.	20	\$ 6.00	1955	2012		20	\$ 500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Masonry joint caulking - needs to be repaired.	5 - Imminent	2 - Minor	Repair caulking	\$ 300.00
	Exterior Soffits	B2018	Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	ft2	300	\$ 7.00	1955	2012		50	\$ 3,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Painted plaster over wire mesh - Some cracks that need further investigation, patching and painting.	5 - Imminent	2 - Minor	Inspect and repair cracks, re-paint soffit	\$ 1,000.00
Exterior Windows																			
	Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	ft2	50	\$ 135.00	1955	2012		35	\$ 10,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Single glaze wired glass set in fixed wood frame - 3 sections have cracks and require replacement, paint on frames is worn.	4 - Likely	2 - Minor	Replace cracked glass, repaint wood frames.	\$ 3,400.00
Exterior Doors																			
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	3	\$ 1,800.00	1955	2012		40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. Paint is worn out. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor	Re-paint exterior doors.	\$ 300.00
Roof Coverings																			
	Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	640	\$ 8.59	1955	2012		25	\$ 8,000.00	30-Apr-12	Brent Pizzey	2 - Fair	RMIS 2007 - BUR Roof - 10-15 yrs old.	3 - Possible	3 - Significant		
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln.ft.	104	\$ 3.99	1955	2012		40	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	Pre-finished metal flashing	2 - Unlikely	2 - Minor		
Roof Openings																			
	Skylights	B3021	Glazed roof opening for illumination of interior.	Ea.	2	\$ 3,500.00	1955	2012		25	\$ 10,500.00	30-Apr-12	Brent Pizzey	1 - Good	Acrylic set in aluminum frame.	2 - Unlikely	2 - Minor		
INTERIORS																			
Fittings																			
	Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea.	5	\$ 1,500.00	1955	2012		30	\$ 11,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Painted metal toilet partitions - Damaged female door needs replacing.	5 - Imminent	2 - Minor	Replace damaged toilet partition door, estimated cost of replacement is \$300.	\$ 300.00
Wall Finishes																			
	Wall Plastering	C3013	Metal lath, plaster, painted finish	ft2	1040	\$ 9.12	1955	2012		60	\$ 14,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Metal lath, plaster, painted finish	2 - Unlikely	2 - Minor		
Floor Finishes																			
	Tile Flooring	C3025-A	6x6 ceramic tile	ft2	340	\$ 14.94	1955	2012		50	\$ 7,500.00	30-Apr-12	Brent Pizzey	1 - Good	6x6 ceramic tile	1 - Rare	2 - Minor		
Ceiling Finishes																			
	Painting and Staining for Ceilings	C3038		ft2	340	\$ 1.75	1955	2012		10	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Painting and Staining for Ceilings	2 - Unlikely	1 - Insignificant		
	Veneer Plaster	C3038-A	Gypsum plaster systems for interior ceilings. [Acoustical plaster.] [Fireproofing plaster system.]	ft2	340	\$ 6.06	1955	2012		40	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	Gypsum plaster systems for interior ceilings.	2 - Unlikely	2 - Minor		
SERVICES - PLUMBING																			
Plumbing Fixtures																			
	Toilets	D2011	Toilets for washrooms.	Ea.	5	\$ 500.00	1955	2012		35	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	Floor mount with flush valves	2 - Unlikely	2 - Minor		
	Urinals	D2012	Urinals for washrooms.	Ea.	3	\$ 1,000.00	1955	2012		35	\$ 4,500.00	30-Apr-12	Brent Pizzey	1 - Good	Floor mount vitreous china with flush tank.	2 - Unlikely	2 - Minor		
	Custodial Sinks	D2014-C	Wall hung mop sink	Ea.	1	\$ 1,000.00	1955	2012		35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
	Washroom Sinks	D2014-E		Ea.	6	\$ 250.00	1955	2012		30	\$ 2,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Tiled vanities (two units) and enamel coated metal sinks (four units) need replacing. Estimated cost of replacement is \$1500.	5 - Imminent	3 - Significant		
Sanitary Waste																			
	General Floor Drains	D2033		Ea.	2	\$ 3,000.00	1955	2012		50	\$ 9,000.00	30-Apr-12	Brent Pizzey	1 - Good	General purpose floor drain.	2 - Unlikely	2 - Minor		
Rain Water Drainage																			
	Rain Water - Pipe And Fittings	D2041	Cast iron, [bell and spigot] [no hub]. Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ln.ft.	10	\$ 50.00	1955	2012		75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	4" Cast iron	1 - Rare	2 - Minor		
	Roof Drains	D2042		Ea.	1	\$ 760.00	1955	2012		75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Roof drains drained by gravity.	3 - Possible	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 1,800.00	1955	2012		30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	6 circuit lighting panel.	1 - Rare	3 - Significant		
Lighting and Branch Wiring																			
	Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	7	\$ 100.00	1955	2012		30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Incandescent fixtures with CFL lamps.	1 - Rare	2 - Minor		
	General Exterior Lighting	D5023		Ea.	2	\$ 512.00	2000	2012		30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Surface mounted HID (high intensity discharge) fixtures are installed on soffit at the building exit points.	1 - Rare	1 - Insignificant		
FUNCTIONAL ASSESSMENT																			
Code Issues																			

Asset Inventory							Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Barrier Free Washrooms	K4014	Barrier Free Washrooms	Ea.	2	\$ 1,000.00	1955	2012	25	\$ 3,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Barrier free fixtures include: -toilet -grab bars -lavatory , barrier free lavatory has exposed non-insulated metal P-traps.	5 - Imminent	3 - Significant		\$ 300.00

Asset Inventory							Value		Condition					Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Slab On Grade																		
		Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87	1965	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
ENVELOPE																			
	Roof Construction																		
		ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32	1965	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls																		
		Cast In Place Concrete Wall Panels	B2011-A	Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft3	1320	\$ 30.68	1965	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey	1 - Good	Cast in place concrete walls with bush hammered fluted finish.	1 - Rare	3 - Significant		
	Exterior Doors																		
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00	1965	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. Includes standard trim including latchset, lock, hinges (3), and closer. Paint is worn and wooden transoms are rotted and require replacement. The approximate replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
	Roof Coverings																		
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	710	\$ 8.59	1965	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 30 yrs old. Roof has deteriorated, needs replacement. Approximate cost of replacement is \$6100.	5 - Imminent	3 - Significant		
		Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99	1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair	Should be replaced along with roof covering. Estimated cost of replacement is \$500.	3 - Possible	3 - Significant		
	Roof Openings																		
		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00	1965	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00362).	3 - Possible	2 - Minor		
INTERIORS																			
	Partitions																		
		Fixed Partitions - Gypsum Wallboard	C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57	1965	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wood frame, Plywood & Gypsum wallboard, Rotted wood needs to be replaced, walls require some patching and painting.	3 - Possible	3 - Significant	Replace rotted wood walls and patch gypsum wallboard.	\$ 1,000.00
	Interior Doors																		
		Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.00	1965	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings																		
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00	1965	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Pre-finished metal toilet partitions, some rust and corrosion.	3 - Possible	2 - Minor		
	Wall Finishes																		
		Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25	2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Paint needs to be redone. Approximate cost to repaint is \$2250.	5 - Imminent	2 - Minor		
	Floor Finishes																		
		Tile Flooring	C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.94	1965	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	1"x2" ceramic tile, has passed its life cycle and requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Ceiling Finishes																		
		Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.79	1965	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Loose and peeling paint. The approximate cost to repaint is \$1300.	5 - Imminent	2 - Minor		
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
		Toilets	D2011	Toilets for washrooms.	Ea,	7	\$ 500.00	1965	2012	35	\$ 5,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wall hung with flush valve.	3 - Possible	3 - Significant		
		Urinals	D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00	1965	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Floor mount vitreous china	3 - Possible	3 - Significant		
		Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.00	1965	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
		Washroom Sinks	D2014-E		Ea,	5	\$ 250.00	1965	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Tiled vanities and enameled sinks need replacing. Estimated cost of replacement is \$4000.	5 - Imminent	3 - Significant		
	Sanitary Waste																		
		General Floor Drains	D2033	Standard Cast Iron	Ea,	5	\$ 3,000.00	1965	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
		Specialties - Tanks	D2021-D	Water Pressure Booster System	Ea,	1	\$ 1,500.00	2010?	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	1 - Good	Amtrol Pressurizer water pressure booster system, M/N: RP-15HP.	1 - Rare	2 - Minor		
	Rain Water Drainage																		
		Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.00	1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Roof Drain. The approximate replacement cost is \$760.	5 - Imminent	3 - Significant		
	Other Plumbing Systems																		
		Other Plumbing Systems	D2059	Special piping requirements not described above e.g. sump pumps.	Ea,	1	\$ 10,000.00	1965	2012	20	\$ 15,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Packaged lift station below, sewage pump requires repair.	3 - Possible	4 - Major	Repair sewage pump.	\$ 1,000.00
		Terminal Units	D3051	Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube radiation] [Convectors].	Ea,	1	\$ 250.00	1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	Electric baseboard heater.	1 - Rare	2 - Minor		
SERVICES - MECHANICAL																			
	Distribution Systems																		
		Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.00	1965	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Electrical Service and Distribution																			
	Branch Circuit Panelboards		D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	12 circuit panel 100A Main Breaker.	1 - Rare	3 - Significant		
Lighting and Branch Wiring																			
	Branch Wiring		D5021	Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles, switches, trim and fittings.	ft2	710	\$ 10.00	1965	2012	60	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Install weatherproof box cover on abandoned exterior light fixture.	3 - Possible	2 - Minor	Replace missing junction box cover.	\$ 100.00
	Interior Incandescent Fixtures		D5022-C	Incandescent luminaires for general and task lighting.	Ea,	15	\$ 100.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Surface mount incandescent fixtures with CFL bulbs.	2 - Unlikely	2 - Minor		\$ 300.00
	General Exterior Lighting		D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	2	\$ 512.00	1965	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points. The Approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor		
FUNCTIONAL ASSESSMENT																			
Code Issues																			
	Barrier Free Washrooms		K4014	Grab Bars	Ea,	2	\$ 79.00	1965	2012		\$ 500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Missing grab bars from men's stall. Barrier free lavatory has exposed non-insulated metal P-traps. Replace missing grab bars. The approximate replacement cost is \$100.	5 - Imminent	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Slab On Grade																		
	Standard Slab On Grade		A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87	1965	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
ENVELOPE																			
	Roof Construction																		
	ROOF CONSTRUCTION		B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32	1965	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls																		
	Cast In Place Concrete Wall Panels		B2011-A	Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft3	1320	\$ 30.68	1965	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey	1 - Good	Cast in place concrete walls with bush hammered fluted finish.	1 - Rare	3 - Significant		
	Exterior Doors																		
	Exterior Doors and Frames - Steel		B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00	1965	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
	Roof Coverings																		
	Built-up Bituminous Roofing (Asphalt and Gravel)		B3011-A		ft2	710	\$ 8.59	1965	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 25yrs old and in very poor condition. \$6100 to replace. Should be replaced along with roof covering. Replace flashing. Approximate cost of replacement is \$500.	5 - Imminent	3 - Significant		
	Flashings, Trim and Fascia		B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99	1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair		3 - Possible	3 - Significant		
	Roof Openings																		
	Skylights		B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00	1965	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00412).	3 - Possible	2 - Minor		
INTERIORS																			
	Partitions																		
	Fixed Partitions - Gypsum Wallboard		C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57	1965	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wood frame, Plywood & Gypsum wallboard, Rotted wood needs to be replaced, walls require some patching and painting. Approximate cost of replacement is \$1000.	3 - Possible	3 - Significant		
	Interior Doors																		
	Interior Doors and Frames - Steel		C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.00	1965	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings																		
	Fabricated Compartments (Toilets and Showers)		C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00	1965	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Pre-finished Metal toilet partitions, some rust and corrosion.	3 - Possible	2 - Minor		
	Wall Finishes																		
	Painting, Sealing and Staining - Walls		C3016		ft2	1800	\$ 1.25	2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Walls need to be repainted. The approximate replacement cost is \$2250.	5 - Imminent	2 - Minor		
	Floor Finishes																		
	Tile Flooring		C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.94	1965	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	1"x2" ceramic tile, has pasted its life cycle and requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Ceiling Finishes																		
	Painting and Staining for Ceilings		C3038		ft2	710	\$ 1.79	1965	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Loose and peeling paint. The approximate cost to repaint is \$1300.	5 - Imminent	2 - Minor		
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
	Toilets		D2011	Toilets for washrooms.	Ea,	7	\$ 500.00	1965	2012	35	\$ 5,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wall hung with flush valve.	3 - Possible	3 - Significant		
	Urinals		D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00	1965	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Floor mount vitreous china	3 - Possible	3 - Significant		
	Custodial Sinks																		
	Custodial Sinks		D2014-C		Ea,	1	\$ 1,000.00	1965	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
	Washroom Sinks																		
	Washroom Sinks		D2014-E		Ea,	5	\$ 250.00	1965	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Tiled vanities and enameled sinks need replacing. Replace sinks and vanities. Approximate cost of replacement is \$1250.	5 - Imminent	3 - Significant		
	Sanitary Waste																		
	General Floor Drains		D2033	Standard Cast Iron	Ea,	5	\$ 3,000.00	1965	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
	Rain Water Drainage																		
	Rain Water - Pipe And Fittings		D2041	Cast iron, [bell and spigot] [no hub]. Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ln. ft.	15	\$ 50.00	1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Cast Iron	3 - Possible	3 - Significant		
	Roof Drains		D2042		Ea,	1	\$ 760.00	1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Roof Drain	2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																			
	Distribution Systems																		
	Fans: Exhaust		D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.00	1965	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor	Replace Exhaust fan.	\$ 1,000.00
	Terminal Units		D3051	Terminal heat transfer units for heating and cooling: [Electric baseboards] [Fan coil cabinet unit heaters] [Fin tube radiation] [Convectors].	Ea,	1	\$ 250.00	1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	Electric baseboard heater.	1 - Rare	2 - Minor		
SERVICES - ELECTRICAL																			
	Electrical Service and Distribution																		
	Branch Circuit Panelboards		D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	40A service, 12 circuit 120/240V panel.	1 - Rare	2 - Minor		
	Lighting and Branch Wiring																		
	Interior Incandescent Fixtures		D5022-C	Incandescent luminaires for general and task lighting.	Ea,	15	\$ 100.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Surface mount incandescent fixtures with CFL bulbs.	2 - Unlikely	2 - Minor		
	General Exterior Lighting		D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	2	\$ 512.00	1965	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points. The Approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor		
FUNCTIONAL ASSESSMENT																			
	Code Issues																		

Asset Inventory							Value					Condition			Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Barrier Free Washrooms	K4014	Grab Bars	Ea,	2	\$ 79.00	1965	2012		\$ 500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Missing grab bars from men's stall. Barrier free lavatory has exposed non-insulated metal P-traps. Replace missing grab bars. The approximate replacement cost is \$100.	5 - Imminent	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance				
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost		
STRUCTURAL																					
	Slab On Grade			Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87	1965	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant				
	Standard Slab On Grade		A1031																		
ENVELOPE																					
	Roof Construction			ROOF CONSTRUCTION	B1020	Cast-in-place concrete suspended slab	ft3	355	\$ 7.32	1965	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
	Exterior Walls			Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft3	1320	\$ 30.68	1965	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey	1 - Good	Patching required at ground level on SW corner.	1 - Rare	3 - Significant				
	Exterior Doors			Cast In Place Concrete Wall Panels	B2011-A																
	Exterior Doors			Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00	1965	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
	Roof Coverings			Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	710	\$ 8.59	1965	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 30 yrs old. Roof has deteriorated, needs replacement. Approximate cost of replacement is \$6100.	5 - Imminent	3 - Significant		
	Roof Openings			Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99	1965	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair	Should be replaced along with roof covering.	3 - Possible	3 - Significant		
	Roof Openings			Skylights	B3021	Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00	1965	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings (See Picture: 00362).	3 - Possible	2 - Minor		
INTERIORS																					
	Partitions			Fixed Partitions - Gypsum Wallboard	C1011-C	Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57	1965	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wood frame, metal lath & plaster. Plaster walls, require some patching and painting	3 - Possible	3 - Significant		
	Interior Doors			Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.00	1965	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
	Fittings			Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00	1965	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Pre-finished Metal toilet partitions, some rust and corrosion.	3 - Possible	2 - Minor		
	Wall Finishes			Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$ 1.25	2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Paint needs to be redone. The approximate cost of repainting is \$2300.	5 - Imminent	2 - Minor		
	Floor Finishes			Tile Flooring	C3025-A	1"x2" Ceramic tile	ft2	710	\$ 14.94	1965	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	1"x2" ceramic tile, has pasted its life cycle and requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
	Ceiling Finishes			Painting and Staining for Ceilings	C3038		ft2	710	\$ 1.79	1965	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Loose and peeling paint. The approximate cost of repainting is \$1300.	5 - Imminent	2 - Minor		
SERVICES - PLUMBING																					
	Plumbing Fixtures			Toilets	D2011	Toilets for washrooms.	Ea,	7	\$ 500.00	1965	2012	35	\$ 5,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wall hung with flush valve.	3 - Possible	3 - Significant		
	Plumbing Fixtures			Urinals	D2012	Urinals for washrooms.	Ea,	3	\$ 1,000.00	1965	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Floor mount vitreous china	3 - Possible	3 - Significant		
	Plumbing Fixtures			Custodial Sinks	D2014-C		Ea,	1	\$ 1,000.00	1965	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
	Plumbing Fixtures			Washroom Sinks	D2014-E		Ea,	5	\$ 250.00	1965	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Tiled vanities and enameled sinks need replacing. Cost of replacement is \$1250.	5 - Imminent	3 - Significant		
	Sanitary Waste			General Drinking Fountains and Water Coolers	D2018	Drinking fountain: [Wall mounted, [non-recessed] [semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast iron] [fiberglass].	Ea,	1	\$ 1,000.00	2005?	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Stainless steel fixture, installation year unknown.	2 - Unlikely	2 - Minor		
	Rain Water Drainage			General Floor Drains	D2033	Standard Cast Iron	Ea,	5	\$ 3,000.00	1965	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
	Other Plumbing Systems			Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.00	1965	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00363). The approximate cost of repainting is \$760.	5 - Imminent	3 - Significant		
	Other Plumbing Systems			Other Plumbing Systems	D2059	Special piping requirements not described above e.g. sump pumps.	Ea,	1	\$ 640.00	1965	2012	20	\$ 1,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Packaged lift station below	3 - Possible	4 - Major		
SERVICES - MECHANICAL																					
	Distribution Systems			Fans: Exhaust	D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.00	1965	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																					
	Electrical Service and Distribution			ELECTRICAL SERVICE AND DISTRIBUTION	D5010	Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels.	Ea,	1	\$ 13,399.99	1965	2012	40	\$ 20,000.00	30-Apr-12	Brent Pizzey	1 - Good	100A service	1 - Rare	3 - Significant		
	Lighting and Branch Wiring			Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	20 circuit panel 100A Main Breaker	1 - Rare	2 - Minor		
	Lighting and Branch Wiring			Branch Wiring	D5021	Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles, switches, trim and fittings.	ft2	710	\$ 10.00	1965	2012	60	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Replace missing junction box cover, estimated cost is \$50	3 - Possible	2 - Minor		
	Lighting and Branch Wiring			Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea,	15	\$ 100.00	1965	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	CFL bulbs, missing some lenses	3 - Possible	2 - Minor	Replace cracked or missing lenses	\$ 300.00

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
FUNCTIONAL ASSESSMENT	Code Issues	General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	2	\$ 512.00	1965	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points.The Approximate replacement cost of exterior lighting is \$1600.	2 - Unlikely	2 - Minor		
		Barrier Free Washrooms	K4014	Grab Bars	Ea,	2	\$ 79.00	1965	2012	25	\$ 500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Grab bars are missing from the men's stall. Replace missing grab bars. The approximate replacement cost is \$200.	5 - Imminent	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
		Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	6840	\$ 5.87	1974	2012	100	\$ 60,000.00	01-May-12	Brent Pizzey	1 - Good	Base Slab - Concrete slab on grade.	1 - Rare	3 - Significant		
		Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	Ln.ft.	100	\$ 55.51	1974	2012	40	\$ 8,500.00	01-May-12	Brent Pizzey	1 - Good	Painted steel hand railing.	1 - Rare	3 - Significant		
ENVELOPE																			
	Roof Construction																		
		ROOF CONSTRUCTION	B1020	Pre-cast concrete roof structure	ft2	6760	\$ 7.32	1974	2012	100	\$ 74,000.00	01-May-12	Brent Pizzey	1 - Good	Pre-cast concrete roof panels.	1 - Rare	4 - Major		
		Canopies	B1023	Canopies, awnings, walkway covers, exterior galleries.	ft2	416	\$ 12.00	1974	2012	100	\$ 7,500.00	01-May-12	Brent Pizzey	1 - Good	Pre-cast concrete roof panels, cladded with cedar bottom surface.	1 - Rare	3 - Significant		
		Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	ft2	1640	\$ 10.12	1974	2012	100	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good	CMU loadbearing walls	1 - Rare	4 - Major		
	Exterior Walls																		
		Cast In Place Concrete Wall Panels	B2011-A	Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft2	6030	\$ 30.68	1974	2012	100	\$ 277,500.00	01-May-12	Brent Pizzey	2 - Fair	12" Thick Cast-in-place concrete walls with exposed aggregate finish where above ground. Some cracking, chips and spalling requires repair.	3 - Possible	4 - Major	Repair cracks, chips, and spalled areas.	\$ 4,000.00
	Exterior Doors																		
		Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	7	\$ 1,800.00	1974	2012	40	\$ 19,000.00	01-May-12	Brent Pizzey	1 - Good	Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. Exterior steel doors have worn finishes. The approximate replacement cost is \$3600.	1 - Rare	2 - Minor		
	Roof Coverings																		
		General Membrane Roofing and Waterproofing	B3011		ft2	6760	\$ 3.00	1974	2012	25	\$ 30,500.00	01-May-12	Brent Pizzey	2 - Fair	Membrane roof - buried, green roof type system. Some of the membrane is exposed and damaged, requiring repair.	5 - Imminent	3 - Significant	Repair damaged membrane, and build up soil to provide protection.	\$ 2,500.00
INTERIORS																			
	Partitions																		
		Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	2560	\$ 15.11	1974	2012	100	\$ 58,000.00	01-May-12	Brent Pizzey	1 - Good	Concrete block partitions.	1 - Rare	2 - Minor		
	Interior Doors																		
		Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	8	\$ 1,694.00	1974	2012	40	\$ 20,500.00	01-May-12	Brent Pizzey	1 - Good	Hollow steel interior doors with a painted finish set in painted metal frames.	1 - Rare	2 - Minor		
	Fittings																		
		Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea.	11	\$ 1,500.00	1974	2012	30	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good	Pre-finished metal toilet and shower partitions	1 - Rare	1 - Insignificant		
		Lockers	C1037	Locker system: [wardrobe] [athletic] [tenant storage] type lockers.	Ea.	80	\$ 430.00	1974	2012		\$ 51,500.00	01-May-12	Brent Pizzey	1 - Good	Pre-finished metal lockers full height (12" wide x 72" high x 18" deep)	1 - Rare	1 - Insignificant		
		Other Interior Fittings	C1039	Includes interior fittings required for project.	Ea.	30	\$ 200.00	1974	2012		\$ 9,000.00	01-May-12	Brent Pizzey	1 - Good	Benches - Painted wood seat supported by cast-in-place tubular steel legs	1 - Rare	1 - Insignificant		
	Wall Finishes																		
		Painting, Sealing and Staining - Walls	C3016		ft2	6570	\$ 1.25	1974	2012	10	\$ 12,500.00	01-May-12	Brent Pizzey	1 - Good	Painted CMU walls, stained cedar strip wall panelling	1 - Rare	1 - Insignificant		
		Tile Wall Finish	C3014	Wall tile over [gypsum wallboard] [cementitious backerboard at wet areas] [concrete and concrete unit masonry].	ft2	1800	\$ 7.12	1974	2012	40	\$ 19,000.00	01-May-12	Brent Pizzey	1 - Good	2x2 Ceramic wall tile, located in washrooms and showers.	1 - Rare	2 - Minor		
		Wood Panelling	C3017-B		ft2	500	\$ 5.00	1974	2012	30	\$ 4,000.00	01-May-12	Brent Pizzey	1 - Good	Cedar strip wall panelling	1 - Rare	1 - Insignificant		
	Floor Finishes																		
		Tile Flooring	C3025-A		ft2	590	\$ 14.94	1974	2012	40	\$ 13,000.00	01-May-12	Brent Pizzey	1 - Good	2x2 Ceramic floor tile, located in washrooms and showers.	1 - Rare	2 - Minor		
	Ceiling Finishes																		
		Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips.	Ea.	1150	\$ 5.44	1974	2012	100	\$ 9,500.00	01-May-12	Brent Pizzey	1 - Good	Stained cedar strip ceiling	2 - Unlikely	2 - Minor		
		Painting and Staining for Ceilings	C3038	[Solid wood T&G boards] [Wood paneling]	Ea.	4150	\$ 1.79	1974	2012	10	\$ 11,000.00	01-May-12	Brent Pizzey	1 - Good	Painted precast concrete roof structure.	1 - Rare	2 - Minor		
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
		Toilets	D2011	Toilets for washrooms.	Ea.	5	\$ 500.00	1974	2012	35	\$ 4,000.00	01-May-12	Brent Pizzey	2 - Fair	Wall hung commercial grade toilets with flush valves, one is out of service and requires repair.	3 - Possible	2 - Minor	Repair/replace faulty toilet.	\$ 500.00
		Urinals	D2012	Urinals for washrooms.	Ea.	3	\$ 1,000.00	1974	2012	35	\$ 4,500.00	01-May-12	Brent Pizzey	1 - Good	Wall hung vitreous china commercial grade fixtures with flush tank.	1 - Rare	2 - Minor		
		Custodial Sinks	D2014-C		Ea,	2	\$ 1,000.00	1974	2012	35	\$ 3,000.00	01-May-12	Brent Pizzey	3 - Replacement	Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor	Replace	\$ 3,000.00
		Washroom Sinks	D2014-E		Ea.	5	\$ 250.00	1974	2012	30	\$ 2,000.00	01-May-12	Brent Pizzey	1 - Good	(3) enamel coated steel sinks set in p-lam vanity located in female washroom, (2) wall hung vitreous china sinks located in male washroom.	1 - Rare	2 - Minor		
		General Drinking Fountains and Water Coolers	D2018	Drinking fountain: [Wall mounted, [non-recessed] [semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast iron] [fiberglass].	Ea.	2	\$ 1,000.00	1974	2012	35	\$ 3,000.00	01-May-12	Brent Pizzey	1 - Good	Recessed in wall porcelain fixture.	1 - Rare	1 - Insignificant		
	Domestic Water Distribution																		
		Specialties - Tanks	D2021-D	Hot water storage tank	Ea.	1	\$ 3,255.55	1975	2012	30	\$ 5,000.00	01-May-12	Brent Pizzey	1 - Good	Water storage tank - MFR: Westeel-Rosco, S/N: 41387	1 - Rare	3 - Significant		
		Water Heaters	D2023		Ea.	1	\$ 2,271.53	2002	2012	20	\$ 3,500.00	01-May-12	Brent Pizzey	1 - Good	65 gal. water heater - MFR: Bradford White, M/N: D65T3993N, S/N: YA0790463	1 - Rare	2 - Minor		
	Sanitary Waste																		
		General Floor Drains	D2033		Ea.	5	\$ 3,000.00	1974	2012	50	\$ 22,500.00	01-May-12	Brent Pizzey	1 - Good	Shower floor drains	1 - Rare	2 - Minor		
SERVICES - MECHANICAL																			
	Heat Generating Systems																		
		Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	2	\$ 2,000.00	2006	2012	30	\$ 6,000.00	01-May-12	Brent Pizzey	1 - Good	Furnace 1: MFR: Lennox, M/N: G50UH-48C-135-15, S/N: 5906J15883 Furnace 2: MFR: Lennox, M/N: G50UH-48C-135-15, S/N: 5906H40172	1 - Rare	3 - Significant		
SERVICES - FIRE/LIFE/SAFETY & SECURITY																			
	Fire Protection Specialties																		
		Fire Extinguishers	D4033		Ea.	3	\$ 95.00	2011	2012	30	\$ 500.00	01-May-12	Brent Pizzey	3 - Replacement	Fire extinguishers, one is missing from cabinet in female change room. The approximate replacement cost is \$100.	1 - Rare	5 - Catastrophic		
		Fire Extinguisher Cabinets	D4037	Fire extinguisher cabinets: ULC listed, [flush], [surface] [or] [semi-recessed] type, rated to match adjoining construction.	Ea.	2	\$ 500.50	1974	2012	30	\$ 1,500.00	01-May-12	Brent Pizzey	1 - Good	Fire extinguisher cabinets fully recessed into wall.	1 - Rare	3 - Significant		

Asset Inventory							Value				Condition				Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost	
SERVICES - ELECTRICAL																				
Electrical Service and Distribution																				
	Main Transformers		D5011	Medium-voltage transformers, switchgear and cable. Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	Ea.	1	\$ 6,742.66	2005?	2012	40	\$ 10,000.00	01-May-12	Brent Pizzey	1 - Good	600V 75 kVA Power Transformer - MFR: Hammond, P/N: MF075PEC, S/N: DB05A	1 - Rare	3 - Significant			
	Main Electrical Switchboards		D5013	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 4,605.11	2005?	2012	40	\$ 7,000.00	01-May-12	Brent Pizzey	1 - Good	Main Disconnect.	1 - Rare	3 - Significant			
	Branch Circuit Panelboards		D5014		Ea.	2	\$ 1,800.00	1974	2012	30	\$ 5,500.00	01-May-12	Brent Pizzey	1 - Good	Branch Circuit panel boards.	1 - Rare	2 - Minor			
Lighting and Branch Wiring																				
	Interior Fluorescent Fixtures		D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ft2	6840	\$ 6.00	1974	2012	30	\$ 61,500.00	01-May-12	Brent Pizzey	1 - Good	Indirect fluorescent tube lighting fixtures located above lockers.	1 - Rare	2 - Minor			
	Interior Incandescent Fixtures		D5022-C	Incandescent luminaires for general and task lighting.	Ea.	17	\$ 100.00	1974	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	1 - Good	Recessed pot light fixtures with CFL lamps. Old incandescent pot light fixtures located in canopy have been abandoned and were replaced with recessed high intensity discharge (HID) exterior lighting installed at the building exits. One of the lenses is damaged and needs to be replaced.	1 - Rare	2 - Minor			
	General Exterior Lighting		D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	2	\$ 512.00	2005?	2012	30	\$ 1,500.00	01-May-12	Brent Pizzey	3 - Replacement			5 - Imminent	2 - Minor	Replace damaged light fixture lense.	\$ 100.00
Other Electrical Systems																				
	Emergency Light Systems		D5091	Emergency lights at exits and access to exits, circulation areas.	Ea.	2	\$ 1.10	1974	2012	20	\$ 500.00	01-May-12	Brent Pizzey	1 - Good	Incandescent Exit light fixtures located at main exits from change rooms.	1 - Rare	3 - Significant			

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Standard Slab On Grade		A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	700	\$ 5.87	1965	2012	100	\$ 6,000.00	08-Jun-12	Geoff Sarazin	1 - Good	Some cracking noted in office. Monitor slab, continue operation.	1 - Rare	3 - Significant		
ENVELOPE																			
	Floor and Wall Construction																		
	Roof Construction	Interior Structural Walls	B1015	Interior walls carrying floor and roof loads. Interior shear walls.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	3 - Significant		
		ROOF CONSTRUCTION	B1020	Precast Concrete Roof Structure	ft2	700	\$ 7.32	1965	2012	100	\$ 7,500.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
	Exterior Walls	Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
		Cast In Place Concrete Wall Panels	B2011-A	Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.				1965	2012	100		08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
	Exterior Doors																		
	Roof Coverings	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	3	\$ 1,800.00	1965	2012	40	\$ 8,000.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	2 - Minor		
		Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	700	\$ 8.59	1965	2012	25	\$ 8,400.00	08-Jun-12	Geoff Sarazin	3 - Replacement	Although not seen, it is assumed that the roof is original and may require replacement. The approximate replacement cost is \$6500.	4 - Likely	2 - Minor		
	Roof Openings																		
		Skylights	B3021	Glazed roof opening for illumination of interior.	Ea.	2	\$ 3,500.00	1965	2012	25	\$ 10,500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
INTERIORS																			
	Interior Doors																		
	Wall Finishes	Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	2	\$ 1,694.00	1965	2012	40	\$ 5,000.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
		Concrete Wall Finishes	C3012	Includes special finishes for concrete walls: [Abrasive blast finish, [light] [medium] [heavy] cut] [Exposed aggregate concrete finish] [Bush-hammer finish] [Scrubbed finish]; with acid cleaning.				1965	2012	60		08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	1 - Insignificant		
	Floor Finishes																		
	Ceiling Finishes																		
		Tile Flooring	C3025-A		ft2	600	\$ 14.94	1965	2012	50	\$ 13,500.00	08-Jun-12	Geoff Sarazin	2 - Fair	Some wear and cracks in tile flooring	2 - Unlikely	1 - Insignificant	Replace cracked and missing tiles in office	\$ 1,500.00
	Concrete Ceiling Finishes																		
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
		Toilets	D2011	Toilets for washrooms.	Ea.	5	\$ 500.00	1965	2012	35	\$ 4,000.00	08-Jun-12	Geoff Sarazin	1 - Good	Toilets for washrooms. Wall mounted Right urinal has severe cracking at bottom. Replace right urinal in Men's room. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
		Urinals	D2012	Urinals for washrooms.	Ea.	3	\$ 1,000.00	1965	2012	35	\$ 4,500.00	08-Jun-12	Geoff Sarazin	3 - Replacement		4 - Likely	2 - Minor		
		Custodial Sinks	D2014-C		Ea.	1	\$ 1,000.00	1965	2012	35	\$ 1,500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
		Washroom Sinks	D2014-E		Ea.	5	\$ 250.00	1965	2012	30	\$ 2,000.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																			
	Distribution Systems																		
	Fans: Exhaust		D3045-A	Roof, exterior walls, washroom, special purpose rooms etc.	Ea.	1	\$ 500.00	1965	2012	30	\$ 1,000.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
	Controls and Instrumentation																		
		Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	Ea.	1	\$ 135.00	1965	2012	30	\$ 500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
	Lighting and Branch Wiring																		
		Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.				1965	2012	30		08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
		General Exterior Lighting	D5023					1965	2012	30		08-Jun-12	Geoff Sarazin	1 - Good	Metal box in maintenance room appears to be a timer for the exterior lights. Further investigation is required to confirm.	2 - Unlikely	2 - Minor		

Asset Inventory							Value		Condition					Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Slab On Grade				Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft3	355	\$ 5.87	1973	2012	100	\$ 3,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete slab on grade.	1 - Rare	3 - Significant		
Standard Slab On Grade		A1031																	
ENVELOPE																			
Roof Construction																			
ROOF CONSTRUCTION		B1020		Cast-in-place concrete suspended slab	ft3	355	\$ 7.32	1973	2012	100	\$ 4,000.00	30-Apr-12	Brent Pizzey	1 - Good	6" Cast in place concrete	1 - Rare	5 - Catastrophic		
Exterior Walls																			
Cast In Place Concrete Wall Panels		B2011-A		Non-load-bearing cast-in-place concrete wall panels supported on structural frame or by backup construction.	ft3	1320	\$ 30.68	1973	2012	100	\$ 60,500.00	30-Apr-12	Brent Pizzey	1 - Good	Patching required at ground level on SW corner.	1 - Rare	3 - Significant	Patching required at ground level on SW corner.	\$ 250.00
Exterior Doors																			
Exterior Doors and Frames - Steel		B2032-A		Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	3	\$ 1,800.00	1973	2012	40	\$ 8,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	1 - Insignificant		
Roof Coverings																			
Built-up Bituminous Roofing (Asphalt and Gravel)		B3011-A			ft2	710	\$ 8.59	1973	2012	25	\$ 9,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing approx. 5 - 10 yrs old and in good condition.	5 - Imminent	3 - Significant		
Flashings, Trim and Fascia		B3015		Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln. ft.	120	\$ 3.99	1973	2012	40	\$ 500.00	30-Apr-12	Brent Pizzey	2 - Fair	Should be replaced along with roof covering.	3 - Possible	3 - Significant		
Roof Openings																			
Skylights		B3021		Glazed roof opening for illumination of interior.	Ea,	2	\$ 3,500.00	1973	2012	25	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Two 36" diameter openings with acrylic flat tops.	3 - Possible	2 - Minor		
INTERIORS																			
Partitions																			
Fixed Partitions - Gypsum Wallboard		C1011-C		Gypsum Wallboard / Stud Framing Partition System: Gypsum wallboard finish applied to interior [wood] [metal] partition framing for tape and joint compound finish.	ft2	640	\$ 1.57	1973	2012	75	\$ 1,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wood frame, metal lath & plaster. Plaster walls, require some patching and painting	3 - Possible	3 - Significant		
Interior Doors																			
Interior Doors and Frames - Steel		C1021-A		Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea,	2	\$ 1,694.00	1973	2012	40	\$ 5,000.00	30-Apr-12	Brent Pizzey	1 - Good	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	2 - Unlikely	2 - Minor		
Fittings																			
Fabricated Compartments (Toilets and Showers)		C1032		Built-in closets suitable to project accommodations.	Ea,	7	\$ 1,500.00	1973	2012	30	\$ 16,000.00	30-Apr-12	Brent Pizzey	2 - Fair	Pre-finished Metal toilet partitions, some rust and corrosion.	3 - Possible	2 - Minor		
Wall Finishes																			
Painting, Sealing and Staining - Walls		C3016			ft2	1800	\$ 1.25	2002	2012	10	\$ 3,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Paint needs to be redone.	5 - Imminent	2 - Minor		
Floor Finishes																			
Tile Flooring		C3025-A		1"x1" ceramic tile	ft2	710	\$ 14.94	1973	2012	50	\$ 16,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	1"x1" ceramic tile, has pasted its life cycle and requires replacement. The approximate replacement cost is \$10500.	5 - Imminent	3 - Significant		
Ceiling Finishes																			
Painting and Staining for Ceilings		C3038			ft2	710	\$ 1.79	1973	2012	10	\$ 2,000.00	30-Apr-12	Brent Pizzey	1 - Good	Recently Re-painted	2 - Unlikely	2 - Minor		
SERVICES - PLUMBING																			
Plumbing Fixtures																			
Toilets		D2011		Toilets for washrooms.	Ea,	7	\$ 500.00	1973	2012	35	\$ 5,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Wall hung with flush valve.	3 - Possible	3 - Significant		
Urinals		D2012		Urinals for washrooms.	Ea,	3	\$ 1,000.00	N/A	2012	35	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Newer wall hung Stainless Steel fixtures, install date unknown.	1 - Rare	2 - Minor		
															Enamel coated wall mounted cast iron service sink complete with supply trim. Wall mounted slop sinks create potential back injury situations. Replace wall mounted sink with a floor mounted unit. The approximate replacement cost is \$1000.	4 - Likely	2 - Minor		
Custodial Sinks		D2014-C			Ea,	1	\$ 1,000.00	1973	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement					
Washroom Sinks		D2014-E			Ea,	5	\$ 250.00	1973	2012	30	\$ 2,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Tiles vanities and enameled sinks need replacing. Approximate cost of replacement is \$4000.	5 - Imminent	3 - Significant		
General Drinking Fountains and Water Coolers		D2018		Drinking fountain: [Wall mounted, [non-recessed] [semi-recessed] [full-recessed]]; [Floor mounted, pedestal type]; [low back] [no back]; [vitreous china] [stainless steel] [enameled cast iron] [fiberglass].	Ea,	1	\$ 1,000.00	2005?	2012	35	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Stainless steel fixture, installation year unknown.	2 - Unlikely	2 - Minor		
Sanitary Waste																			
General Floor Drains		D2033		Standard Cast Iron	Ea,	5	\$ 3,000.00	1973	2012	50	\$ 22,500.00	30-Apr-12	Brent Pizzey	1 - Good	Standard cast iron	2 - Unlikely	3 - Significant		
Rain Water Drainage																			
Roof Drains		D2042		Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea,	1	\$ 760.00	1973	2012	75	\$ 1,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Missing Roof Drain Leaf Basket (see picture: 00379). The approximate replacement cost is \$760.	5 - Imminent	3 - Significant		
SERVICES - MECHANICAL																			
Distribution Systems																			
Fans: Exhaust		D3045-A		Roof, exterior walls, washroom, special purpose rooms etc.	Ea,	1	\$ 500.00	1973	2012	30	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Exhaust fan is installed in the Caretaker Space, it is ducted thru the roof of the building. The Exhaust fan appears to have exceed it's forecasted life cycle and may be energy inefficient. The approximate replacement cost is \$1000.	2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
ELECTRICAL SERVICE AND DISTRIBUTION		D5010		Includes: Electrical service and equipment required for delivery of power to building and distribution to subpanels.	Ea,	1	\$ 13,399.99	1973	2012	40	\$ 20,000.00	30-Apr-12	Brent Pizzey	1 - Good	100A service	1 - Rare	3 - Significant		
Branch Circuit Panelboards		D5014		Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea,	1	\$ 1,800.00	1973	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	12 circuit panel 100A Main Breaker, panel is rusty.	1 - Rare	2 - Minor	Repair/replace rusted panel	\$ 250.00
Lighting and Branch Wiring																			
Branch Wiring		D5021		Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles, switches, trim and fittings.	ft2	710	\$ 10.00	1973	2012	60	\$ 10,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Replace missing junction box cover	3 - Possible	2 - Minor	Replace missing junction box cover.	\$ 100.00
Interior Incandescent Fixtures		D5022-C		Incandescent luminaires for general and task lighting. Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea,	15	\$ 100.00	1973	2012	30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	CFL bulbs, missing some lenses. Wall mounted HID (high intensity discharge) fixtures are installed at the building exit points.The Approximate replacement cost of exterior lighting is \$1600.	3 - Possible	2 - Minor	Replace cracked or missing lenses	\$ 300.00
General Exterior Lighting		D5023			Ea,	2	\$ 512.00	1973	2012	30	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good		2 - Unlikely	2 - Minor		

Asset Inventory							Value		Condition					Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Slab On Grade																		
	Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	1250	\$	5.87	1974	2012	100	\$ 11,000.00	01-May-12	Brent Pizzey	3 - Replacement	Concrete slab on grade, several cracks from heaving and settling. Replace concrete slab. Estimated cost of replacement is \$7500.	5 - Imminent	3 - Significant	Replace concrete slab.	
ENVELOPE																			
	Roof Construction																		
	ROOF CONSTRUCTION	B1020		ft2	1475	\$	10.00	1974	2012	100	\$ 22,000.00	01-May-12	Brent Pizzey	2 - Fair	Some moisture damage from leaking roof membrane. Sway back wood roof structure: Built-up roof system 1/2" plywood sheathing 2x10 fir joists @ 12" OC.	3 - Possible	3 - Significant	Repair the leaky membrane as required.	\$ 1,000.00
	Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	ft2	240	\$	12.95	1974	2012	100	\$ 4,500.00	01-May-12	Brent Pizzey	3 - Replacement	CMU, several stress cracks, require further investigation. 4 ply 2x12 Built-up wood beam supported by steel teleposts. One of the telepost has been altered, study is required to determine if the building structure has been compromised.	5 - Imminent	5 - Catastrophic	Have an assessment completed from a structural engineer to determine if the structure is safe.	\$ 5,000.00
	Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	Ea.	2	\$	7,500.00	1974	2012	100	\$ 22,500.00	01-May-12	Brent Pizzey	3 - Replacement		5 - Imminent	5 - Catastrophic	Have an assessment completed from a structural engineer to determine if the structure is safe.	\$ 5,000.00
	Exterior Walls																		
	General Masonry Cladding	B2012	Exposed aggregate stucco exterior	ft2	1500	\$	11.18	1974	2012	75	\$ 25,000.00	01-May-12	Brent Pizzey	1 - Good	Exposed aggregate stucco exterior. CMU, several stress cracks, require further investigation. Have an assessment completed from a structural engineer to determine if the structure is safe. Estimated study cost is \$5000.	1 - Rare	2 - Minor		
	Concrete Unit Masonry Wall System	B2012-A	CMU wall system consisting of [[Single] [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup. Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	ft2	1500	\$	12.95	1974	2012	75	\$ 29,000.00	01-May-12	Brent Pizzey	3 - Replacement		5 - Imminent	5 - Catastrophic		
	Exterior Soffits	B2018		ft2	300	\$	7.00	1974	2012	50	\$ 3,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted wood soffits and fascia, needs to be re-painted.	3 - Possible	2 - Minor	Re-paint soffits and fascia.	\$ 1,000.00
	Exterior Windows																		
	Windows - Wood	B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	Ea.	20	\$	135.00	1974	2012	35	\$ 4,000.00	01-May-12	Brent Pizzey	3 - Replacement	Size: 24x36 , single glazed, frosted, set in wood frames, a few are cracked, paint is worn. Consider replacement of all windows. Approximate cost of replacement is \$2700.	4 - Likely	2 - Minor		
	Exterior Doors																		
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	Ea.	2	\$	1,800.00	1974	2012	40	\$ 5,500.00	01-May-12	Brent Pizzey	2 - Fair	Steel-clad exterior doors painted finish set in painted steel frames. The approximate replacement cost is \$5400.	1 - Rare	2 - Minor		
	Exterior Doors and Frames - Wood	B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	Ea.	1	\$	1,600.00	1974	2012	30	\$ 2,500.00	01-May-12	Brent Pizzey	3 - Replacement	Solid core wood exterior door with a painted finish set in steel frame. The exterior wood door on the east side of the building is worn and dated. The approximate cost of replacement with a steel unit is \$1800.	4 - Likely	2 - Minor		
	Roof Coverings																		
	Built-up Bituminous Roofing (Asphalt and Gravel)	B3011-A		ft2	1475	\$	8.59	1974	2012	25	\$ 19,000.00	01-May-12	Brent Pizzey	3 - Replacement	RMIS 2007 - BUR Roofing on upper and lower section. 5 yrs remaining. Roof has possible leaks and also requires re-sloping to eliminate ponding. Estimate cost of replacement is \$13000.	4 - Likely	4 - Major		
INTERIORS																			
	Partitions																		
	Fixed Partitions - Concrete Block	C1011-A	Concrete block partitions.	ft2	400	\$	15.11	1974	2012	100	\$ 9,000.00	01-May-12	Brent Pizzey	2 - Fair	Concrete block partition walls	3 - Possible	3 - Significant		
	Fixed Partitions - Wood Stud	C1011-F		ft2	100	\$	1.46	1974	2012	75	\$ 500.00	01-May-12	Brent Pizzey	2 - Fair	Painted wood wall structure	2 - Unlikely	2 - Minor		
	Interior Doors																		
	Interior Doors and Frames - Wood	C1021-B	Architectural doors and frames for interior use. Architectural [flush] [panel] [raised panel] [feature] door with matching formed metal frames for doors [sidelights] [transoms].	Ea.	1	\$	1,313.00	1974	2012	40	\$ 2,000.00	01-May-12	Brent Pizzey	1 - Good	Solid core wood interior doors with a painted finish set in wood frames. The approximate replacement costs is \$1350.	1 - Rare	2 - Minor		
	Fittings																		
	Fabricated Compartments (Toilets and Showers)	C1032	Built-in closets suitable to project accommodations.	Ea.	15	\$	1,500.00	1974	2012	30	\$ 34,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted Metal Toilet Partitions	3 - Possible	2 - Minor		
	Wall Finishes																		
	Painting, Sealing and Staining - Walls	C3016		ft2	1800	\$	1.25	1974	2012	10	\$ 3,500.00	01-May-12	Brent Pizzey	2 - Fair		2 - Unlikely	1 - Insignificant		
	Wood Panelling	C3017-B		ft2	100	\$	0.88	1974	2012	30	\$ 500.00	01-May-12	Brent Pizzey	2 - Fair	1/2" plasterboard 1/2" plywood	2 - Unlikely	1 - Insignificant		
	Ceiling Finishes																		
	Gypsum Board Ceiling Finish	C3032	Gypsum wallboard finish system for interior ceilings, for tape and joint compound finish or textured finish. [Screw attached to steel framing and furring] [Nail attached to wood framing and furring]	ft2	1250	\$	4.67	1974	2012	50	\$ 9,000.00	01-May-12	Brent Pizzey	2 - Fair	Painted Gypsum wallboard, some roof leaks have damaged the ceiling.	5 - Imminent	2 - Minor	Repair ceiling damage from roof leaks.	\$ 500.00
SERVICES - PLUMBING																			
	Plumbing Fixtures																		
	Toilets	D2011	Toilets for washrooms.	Ea.	15	\$	500.00	1974	2012	35	\$ 11,500.00	01-May-12	Brent Pizzey	1 - Good	Standard floor mount toilets with tanks.	1 - Rare	2 - Minor		
	Urinals	D2012	Urinals for washrooms.	Ea.	5	\$	1,000.00	1974	2012	35	\$ 7,500.00	01-May-12	Brent Pizzey	1 - Good	Wall hung vitreous china with flush valves	1 - Rare	2 - Minor		
	Washroom Sinks	D2014-E		Ea.	11	\$	250.00	1974	2012	30	\$ 4,000.00	01-May-12	Brent Pizzey	1 - Good	7 wall hung vitreous china, 4 new enamel coated sinks set in p-lam vanity.	1 - Rare	2 - Minor		
	Domestic Water Distribution																		
	Water Heaters	D2023		Ea.	1	\$	2,271.53	2002	2012	20	\$ 3,500.00	01-May-12	Brent Pizzey	1 - Good	Newer gas fired water heater in 2002, 36,000 BTU, 40 GAL., MFR: Giant, M/N: UG 40-36LE-N1U, S/N: A 3210088	2 - Unlikely	2 - Minor		
	Roof Drains	D2042	Roof Drain Type: [Standard] [Insert] [Inverted roof system] type. [Controlled flow]. [Cornice, sill or canopy drains.] [Parapet or scupper drains.]	Ea.	1	\$	760.00	1974	2012	75	\$ 1,000.00	01-May-12	Brent Pizzey	1 - Good	Roof drain	1 - Rare	2 - Minor		
SERVICES - MECHANICAL																			
	Heat Generating Systems																		
	Standard Furnaces	D3023	Furnaces and accessories for [light commercial] [residential] use, complete with burner and controls.	Ea.	1	\$	4,500.00	1996	2012	30	\$ 7,000.00	01-May-12	Brent Pizzey	1 - Good	Mid Efficient forced air natural gas furnace. MFR: Lennox, M/N: 80MGF3/4-120-4, S/N: 6396B24368.	2 - Unlikely	3 - Significant		
	Chimney (and Comb. Air) - Furnace	D3023-A		Ea.	1	\$	2,500.00	1996	2012	60	\$ 4,000.00	01-May-12	Brent Pizzey	2 - Fair	Chimney looks damaged, does not sit plumb, may leak at joints as a result. Inspect and/or replace damaged chimney. Estimated cost of replacement is \$2500.	4 - Likely	3 - Significant		
SERVICES - ELECTRICAL																			
	Electrical Service and Distribution																		
	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	2	\$	1,800.00	1974	2012	30	\$ 5,500.00	01-May-12	Brent Pizzey	1 - Good	16 circuit 100A main panel, and newer 20 circuit sub panel.	1 - Rare	2 - Minor		
	Lighting and Branch Wiring																		
	Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [industrial] [commercial and institutional].	ft2	1250	\$	6.00	1974	2012	30	\$ 11,500.00	01-May-12	Brent Pizzey	1 - Good	1x4 Surface mount fluorescent fixtures with wrap around lense.	1 - Rare	1 - Insignificant		
	Interior Incandescent Fixtures	D5022-C	Incandescent luminaires for general and task lighting.	Ea.	5	\$	100.00	1974	2012	30	\$ 1,000.00	01-May-12	Brent Pizzey	2 - Fair	Incandescent light fixtures, one recessed pot light is missing lens.	1 - Rare	1 - Insignificant	Replace missing lense.	\$ 100.00

Asset Inventory				Value							Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	4	\$ 512.00	2002?	2012	30	\$ 3,000.00	01-May-12	Brent Pizey	1 - Good	Surface mounted on soffit HID (high intensity discharge) fixtures are installed at the building perimeter (one on each face). The Approximate replacement cost of exterior lighting is \$1600.	1 - Rare	2 - Minor		

Asset Inventory							Value		Condition					Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	Ln.ft.	126	\$ 2.89	1974?	2012		100	\$ 500.00	30-Apr-12	Brent Pizzey	1 - Good	Concrete strip footing, original year of construction unknown.	1 - Rare	3 - Significant		
ENVELOPE																			
Floor and Wall Construction																			
	FLOOR & WALLS CONSTRUCTION	B1010	Includes structural framing for floors and supporting walls, structural floor slabs and floor decks, special purpose floor elements.	ft2	1250	\$ 10.00	1982	2012		100	\$ 19,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	2x6 wood decking - floor was redone in 1982, some rotted boards need replacing and requires new paint. 2x10 wood joists.	5 - Imminent	3 - Significant	Replace decking where rotted & re-paint complete floor.	\$ 8,000.00
	Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	Ea.	1	\$ 1,000.00	1982	2012		40	\$ 1,500.00	30-Apr-12	Brent Pizzey	3 - Replacement	Painted wood stairs and hand railing. The handrail does not conform to current code for minimum height requirements and spacing of spindles.	5 - Imminent	3 - Significant	Replace handrail to conform to code.	\$ 2,900.00
	Exterior Stairs and Handrails	B1017	Floor surface connecting two levels with stepped surface.	Ea.	1	\$ 10,000.00	1982	2012		40	\$ 15,000.00	30-Apr-12	Brent Pizzey	1 - Good	Aluminum stairs 45' long by 4 treads.	1 - Rare	2 - Minor		
Roof Construction																			
	ROOF CONSTRUCTION	B1020		ft2	1800	\$ 10.00	1974?	2012		100	\$ 27,000.00	30-Apr-12	Brent Pizzey	1 - Good	Wood roof deck	1 - Rare	4 - Major		
	Interior Structure Supporting Roof	B1024	Load bearing interior walls, columns and beams supporting roof framing.	Ea.	8	\$ 1,000.00	1974	2012		100	\$ 12,000.00	30-Apr-12	Brent Pizzey	1 - Good	Wood columns replaced with steel encased in wood in 1974	1 - Rare	4 - Major		
Roof Coverings																			
	Shakes - Wood	B3012-D	Cedar wood shakes	ft2	1800	\$ 4.72	1974?	2012		30	\$ 12,500.00	30-Apr-12	Brent Pizzey	1 - Good	Cedar shakes Galvanized metal ridge caps	1 - Rare	2 - Minor		
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	Ln.ft.	200	\$ 3.99	1974?	2012		40	\$ 1,000.00	30-Apr-12	Brent Pizzey	1 - Good	Galvanized Metal Ridge cap flashing.	1 - Rare	2 - Minor		
INTERIORS																			
Interior Doors																			
	Hatches And Access Doors	C1026	Hatches and access doors necessary for access to enclosed parts of building and for access to operations and maintenance items.	Ea.	1	\$ 1,164.00	1974?	2012		40	\$ 1,500.00	30-Apr-12	Brent Pizzey	1 - Good	Attic access hatch	1 - Rare	2 - Minor		
Ceiling Finishes																			
	Wood and Wood Paneling Ceilings	C3036	Wood ceiling finish. Includes furring and nailing strips. [Solid wood T&G boards] [Wood paneling]	ft2	1600	\$ 20.00	1974?	2012		100	\$ 48,000.00	30-Apr-12	Brent Pizzey	1 - Good	4" T&G wood ceiling.	1 - Rare	2 - Minor		
	Painting and Staining for Ceilings	C3038		ft2	1600	\$ 1.79	1974?	2012		10	\$ 4,500.00	30-Apr-12	Brent Pizzey	2 - Fair	Painted wood finish.	3 - Possible	2 - Minor		
SERVICES - ELECTRICAL																			
Electrical Service and Distribution																			
	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	Ea.	1	\$ 1,800.00	1974?	2012		30	\$ 2,500.00	30-Apr-12	Brent Pizzey	1 - Good	Unable to located panel, no access was available at time of inspection. Based on the amount of fixtures and receptacles, assume 40A 8cct panel.	1 - Rare	2 - Minor		
Lighting and Branch Wiring																			
	Branch Wiring	D5021	Wiring devices and components for branch wiring: wiring, conduit, equipment connections, receptacles, switches, trim and fittings.	Ea.	4	\$ 125.00	1974?	2012		60	\$ 1,000.00	30-Apr-12	Brent Pizzey	3 - Replacement	Weatherproof exterior outlets. Two outlets are missing weatherproof cover and need replacing.	3 - Possible	3 - Significant	Replace damaged weatherproof outlets	\$ 500.00
	General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	8	\$ 512.00	1974?	2012		30	\$ 6,000.00	30-Apr-12	Brent Pizzey	1 - Good	Recessed incandescent pot light fixtures with CFL lamps.	1 - Rare	2 - Minor		

Asset Inventory										Value			Condition			Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS		A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	square foot	2300	\$ 4.50	1986	2012	100	\$ 15,500.00	01-May-12	Shaun Erick	2 - Fair	Cast in place concrete foundation walls. Water infiltration was noted in the Basement Storage Room and Concrete Bunker. Retain consultant to investigate and make recommendations for remediation. The approximate consultant fees are \$5000.	1 - Rare	4 - Major		
Slab On Grade																			
	SLAB ON GRADE		A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.	square foot	15200	\$ 11.00	1986	2012	100	\$ 251,000.00	01-May-12	Shaun Erick	1 - Good	Slab on grade.	1 - Rare	3 - Significant		
ENVELOPE																			
Floor and Wall Construction																			
	Upper Floor Construction		B1012	Floors above grade, supported on foundation or exterior walls, piers or columns and spanning between supports.	square foot	679	\$ 14.00	1986	2012	100	\$ 14,500.00	01-May-12	Shaun Erick	1 - Good	Wood frame upper floor construction including joists and columns.	1 - Rare	3 - Significant		
Exterior Walls																			
	Concrete Unit Masonry Wall System		B2012-A	CMU wall system consisting of [Single] [Solid double] wythe masonry.] [Cavity wall with [block] [stud] backup. Metal wall cladding system consisting of [cladding panels over backup] [insulated sandwich panels] [structural panels].	square foot	245	\$ 12.95	1990	2012	75	\$ 5,000.00	01-May-12	Shaun Erick	1 - Good	Exterior walls are concrete masonry unit (CMU) block wall construction with either a painted finish applied. Minor damage was noted to CMU blocks.	1 - Rare	3 - Significant	Repaint damaged areas and monitor.	\$ 500.00
	Metal Clad Exterior Walls		B2013-A	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	500	\$ 7.13	1990	2012	50	\$ 5,500.00	01-May-12	Shaun Erick	1 - Good	Pre-finished sheet metal siding. Painted plywood infill panel. Plywood panel is de-laminating and damaged. Replace plywood infill panel with sheet metal. The approximate replacement cost is \$150.	1 - Rare	2 - Minor		
	Wood Clad Exterior Walls		B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	32	\$ 0.88	1990	2012	40	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Painted exterior wood siding installed on the East side of the Header House. Wood siding is damaged and worn. Replace wood siding with sheet metal products. The approximate replacement cost is \$7200.	5 - Imminent	1 - Insignificant		\$ 150.00
	Wood Clad Exterior Walls		B2013-B	Wood cladding system consisting of [solid wood siding] [shingles] [manufactured wood siding] applied to backup construction.	square foot	1000	\$ 4.17	1986	2012	40	\$ 6,500.00	01-May-12	Shaun Erick	3 - Replacement		5 - Imminent	2 - Minor		
	Cementitious Cladding System		B2013-C	Applied exterior finish system consisting of backup construction and trowelled on cementitious materials.	square foot	2091	\$ 11.63	1986	2012	40	\$ 36,500.00	01-May-12	Shaun Erick	3 - Replacement	A coloured stucco finish applied to all exterior wall areas of the Header House. Stucco finishes have been repair and in some areas is cracking and worn. Replace stucco finishes with sheet metal products. The approximate replacement cost is \$15,000. Glass walls for greenhouse application. Various panels were damaged or worn. Replace glazing with polycarbonate panels. The approximate replacement cost is \$6500.	3 - Possible	3 - Significant		
	Glass Siding		B2013-D		square foot	2460	\$ 3.00	1986	2012	30	\$ 11,000.00	01-May-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
	Exterior Wall Insulation and Finishing Systems		B2013-F	EFIS	square foot	5248	\$ 1.37	1986	2012	60	\$ 11,000.00	01-May-12	Shaun Erick	2 - Fair	2" foam block insulation. Insulation has become exposed on various areas on the exterior of the building.	3 - Possible	2 - Minor	Repair exposed insulation on the exterior of the building as required.	\$ 500.00
	Composite Wall Finish		B2013-G	Composite, engineered wall panels.	square foot	2760	\$ 2.63	1986	2012	60	\$ 11,000.00	01-May-12	Shaun Erick	1 - Good	Polycarbonate wall panels for greenhouse application.. Exterior vents with clear or painted finishes. Mechanical vent installed on the North side of the building has a broken motor and is being held open with a stick. Replace motor in Mechanical vent on the North side of the building. The approximate replacement cost is \$250.	2 - Unlikely	2 - Minor		
	Exterior Louvers, Screens and Shades		B2016		ea	13	\$ 500.00	1986	2012	50	\$ 10,000.00	01-May-12	Shaun Erick	2 - Fair	Painted wood strip soffits. Wood soffits are worn and dated. Replace with aluminum. The approximate replacement cost is \$900.	2 - Unlikely	2 - Minor		
	Exterior Soffits		B2018	Exposed under surface of overhead building elements such as roof eaves, projecting or overhanging floors, exposed floor surfaces.	square foot	154	\$ 9.00	1986	2012	50	\$ 2,000.00	01-May-12	Shaun Erick	3 - Replacement		3 - Possible	2 - Minor		
Exterior Windows																			
	Windows - Wood		B2023	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	70.2	\$ 135.00	1986	2012	35	\$ 14,000.00	01-May-12	Shaun Erick	3 - Replacement	Double glazed sealed units set in fixed wood frames. Wood frames on exterior windows are deteriorating and damaged. Replace exterior wood windows with vinyl units. The approximate replacement cost is \$4000.	5 - Imminent	2 - Minor		
	Windows - Vinyl, Fibreglass and Plastic		B2024	Window type: [Fixed.] [Operable.] [Individual units set in wall construction.] [Bay] [Bow] window units.	square foot	75.1	\$ 56.00	2008	2012	25	\$ 6,500.00	01-May-12	Shaun Erick	1 - Good	Double glazed sealed units set in vinyl frames with operable or fixed panels.	2 - Unlikely	2 - Minor		
Exterior Doors																			
	Exterior Doors and Frames - Steel		B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	3	\$ 1,800.00	1986	2012	40	\$ 8,000.00	01-May-12	Shaun Erick	1 - Good	Steel-clad exterior doors with an insulated core and a painted finish set in painted steel frames. Two exterior steel doors have worn paint finishes and require repainting. One exterior steel door is within its 20 year life cycle. The approximate replacement cost is \$1800.	2 - Unlikely	2 - Minor	Repaint exterior doors as required.	\$ 250.00
	Exterior Doors and Frames - Wood		B2032-B	Doors, Wood: Architectural [flush] [panel] doors; hollow core, insulated, thermally broken.	ea	2	\$ 2,000.00	1986	2012	30	\$ 6,000.00	01-May-12	Shaun Erick	3 - Replacement	Oversize wood/glass doors installed on the East end of the greenhouse. Wood doors are damaged and worn. Replace wood doors with an overhead door. The approximate replacement cost is \$2600.	5 - Imminent	2 - Minor		
	Overhead Exterior Doors		B2038	[Pressure resistant doors] [Security doors] [Hangar doors] [Traffic doors]	ea	2		1986	2012	40	\$ 6,000.00	01-May-12	Shaun Erick	3 - Replacement	Exterior steel overhead door complete with electrical operator installed in the Header House. (9'x7') Manual operator overhead wood door installed on the East side of the Greenhouse. (10'x9') Exterior overhead wood door is de-laminating, sagging and difficult to operate. Replace exterior overhead wood door. The approximate replacement cost is \$2600.	4 - Likely	2 - Minor		
Roof Coverings																			
	Modified Bituminous Membrane Roofing (SBS)		B3011-B		square foot	150	\$ 12.00	2005	2012	25	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	Modified bituminous membrane roofing (SBS) with torched on membrane and asphalt topping. The approximate replacement cost is \$1800.	2 - Unlikely	2 - Minor		
	Membrane Roofing (Inverted/Protected)		B3011-C		square foot	404	\$ 15.00	1986	2012	30	\$ 9,000.00	01-May-12	Shaun Erick	3 - Replacement	Single ply inverted/protected membrane roofing. Insulation on inverted roof covering on ground level roof is exposed and damaged. Replace roof covering with a SBS roof covering. The approximate replacement cost is \$5000.	4 - Likely	2 - Minor		
	General Unit Roofing		B3012	Poly carbonate roofing.	square foot	7500	\$ 2.63	1986	2012	60	\$ 29,500.00	01-May-12	Shaun Erick	1 - Good	Polycarbon roofing panels for greenhouse applications. Panel strapping should be re-enforced as panels can be blown off by the wind.	2 - Unlikely	3 - Significant	Re-enforce strapping for panels.	\$ 2,000.00
	Shingles - Asphalt		B3012-A	[Asphalt] [Wood] [Slate] [Metal] shingles, underlay and accessories as applicable.	square foot	500	\$ 3.35	2000	2012	25	\$ 2,500.00	01-May-12	Shaun Erick	1 - Good	Roof areas covered with unit asphalt shingles. The approximate cost of replacement is \$2000.	2 - Unlikely	2 - Minor		
	Roofing Tiles		B3013	Glass roofing	square foot	6250	\$ 3.00	1986	2012	30	\$ 28,000.00	01-May-12	Shaun Erick	3 - Replacement	Glass panels installed for greenhouse application. Various panels were noted to be broken. Replace as required with polycarbonate panels. The approximate replacement cost is \$17,000.	3 - Possible	3 - Significant		
	Metal Roofing		B3014		square foot	2650	\$ 9.04	2008	2012	40	\$ 36,000.00	01-May-12	Shaun Erick	2 - Fair	Pre-finished metal roof panels installed with mechanical fasteners. Where sheet metal roofing connects with the adjacent building, the sheet metal is poorly installed and could lead to moisture penetration.	2 - Unlikely	3 - Significant	Redesign sheet metal roof installation.	\$ 2,000.00
	Metal Gutters And Downspouts		B3015-A	Gutters and downspouts for roof drainage and directing water away from building.	linear foot	236	\$ 8.41	2008	2012	30	\$ 3,000.00	01-May-12	Shaun Erick	1 - Good	Aluminum gutters and downspouts installed throughout the perimeter with painted or pre-finished surfaces.	1 - Rare	2 - Minor		
INTERIORS																			
Interior Doors																			
	Interior Doors and Frames - Steel		C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,694.00	2000	2012	40	\$ 5,000.00	01-May-12	Shaun Erick	1 - Good	Interior steel doors set in a steel frames installed in the corridor to the South greenhouse and the Boiler Room. The interior steel door is not painted in the corridor to the greenhouse.	1 - Rare	2 - Minor	Paint interior steel door.	\$ 250.00

Asset Inventory							Value			Condition				Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
SERVICES - FIRE/LIFE/SAFETY & SECURITY	Fire Protection Specialties	Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	7		1986	2012	30	\$ 9,500.00	01-May-12	Shaun Erick	3 - Replacement	Ceiling suspended, gas fired unit heaters. Garage: "Dunham Bush" m/n: N400-C s/n: 901050594 Old Boiler Room: "Dunham Bush" m/n: H-250-C s/n: 901050369 Planting Area: "Rosemex" - no info S. Greenhouse: 2 units - no info N. Greenhouse: 2 units - "Modine" - no info Unit heaters installed in the facility vary in size and age. The approximate replacement cost is \$6500.	3 - Possible	2 - Minor		
		Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 750.00	1986	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	3 - Replacement	Electric unit heater installed in Pesticide Storage is dated and worn. Replace electric unit heater. The approximate replacement cost is \$750.	5 - Imminent	2 - Minor		
		General Package Units	D3058	Complete packaged units, with integral roof top curbs, factory-integrated controls, ductwork and accessories as necessary, including flue stacks. Single or multi-zone system. Reverse-cycle, water- or air-cooled terminal heat pumps. e.g. RTU.	ea	4	\$ 2,500.00	1986	2012	25	\$ 15,000.00	01-May-12	Shaun Erick	3 - Replacement	Fan heater units installed to heat the greenhouses as required. The approximate replacement cost is \$12,000.	3 - Possible	2 - Minor		
		Split AC Units	D3058-B	Evaporators, condensers, controls, etc.	ea	1	\$ 7,000.00	2000	2012	25	\$ 10,500.00	01-May-12	Shaun Erick	1 - Good	Walk in cooler complete with compressor and evaporator. The approximate replacement cost is \$9000.	2 - Unlikely	2 - Minor		
		Controls and Instrumentation																	
	Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	4	\$ 100.00	1986	2012	30	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Manual hardwired thermostats. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace with programmable units. The approximate replacement cost is \$540.	1 - Rare	2 - Minor			
	SERVICES - ELECTRICAL																		
	Electrical Service and Distribution																		
	Fire Extinguishers	D4033		ea	7	\$ 95.00	2006	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	ABC type fire extinguishers installed throughout the facility. Inspections were current.	2 - Unlikely	2 - Minor			
	Main Electrical Switchboards																		
Main Electrical Switchboards	D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	ea	1	\$ 5,000.00	1986	2012	40	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good	The main service was not located at the time of the assessment. The approximate replacement cost is \$5000.	1 - Rare	3 - Significant				
Branch Circuit Panelboards																			
Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	7	\$ 1,800.00	1986	2012	30	\$ 19,000.00	01-May-12	Shaun Erick	3 - Replacement	Branch circuit panels installed in various areas throughout the facility. CCT Panel (Bsmt Storage) - 75% CCT Panel (Old Boiler Rm) - 55% CCT Panel (S. Corr to Greenhouse) - 50% CCT Panel (S. Corr to Greenhouse) - 100% CCT Panel (S. Corr to Greenhouse) - 100% CCT Panel (Pesticide Storage) - 90% CCT Panel (Pesticide Storage) - 90% Circuit panels in the facility are at approximately 80% capacity. Many circuit panels in the facility are dated. Circuit panels installed in the greenhouse corridor are extremely weathered and worn. Retain an electrical consultant to analyze the electrical system and make recommendations for remediation. The approximate cost for consultant fees are \$5000.	4 - Likely	2 - Minor				
Interior Fluorescent Fixtures																			
Interior Fluorescent Fixtures	D5022-A	Fluorescent luminaires for area lighting: [Recessed] [Surface mounted with [metal sides] [wrap-around lens] [strip light] [Industrial] [commercial and institutional].	square foot	5000	\$ 6.00	2008	2012	30	\$ 45,000.00	01-May-12	Shaun Erick	2 - Fair	Suspended, surface and recessed fluorescent T-8 and CFL lighting fixtures are installed in certain areas within the facility. CFL light fixture installed in the Storage Room by the washrooms is missing its lens.	2 - Unlikely	2 - Minor	Replace light fixture installed in the Storage Room by the washrooms.	\$ 100.00		
Interior Special Purpose Lighting																			
Interior Special Purpose Lighting	D5022-E		ea	9	\$ 300.00	2007	2012	30	\$ 4,000.00	01-May-12	Shaun Erick	1 - Good	Plant grow lights installed in the North greenhouse.	2 - Unlikely	2 - Minor				
General Exterior Lighting																			
General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	1	\$ 512.00	2000	2012	30	\$ 1,000.00	01-May-12	Shaun Erick	1 - Good	Wall mounted HID (high intensity discharge) fixtures. The approximate replacement cost is \$550.						
Communications and Security																			
Security Systems	D5032	Boiler alarm.	ea	1	\$ 1,200.00	1990	2012	25	\$ 2,000.00	01-May-12	Shaun Erick	1 - Good	Boiler alarm including monitoring system.	2 - Unlikely	2 - Minor				
Other Electrical Systems																			
Emergency Light Systems	D5091	Emergency lights at exits and access to exits, circulation areas.	square foot	5000	\$ 1.10	2000	2012	20	\$ 8,500.00	01-May-12	Shaun Erick	2 - Fair	Emergency evacuation system consisting of illuminated exit signs, emergency lighting battery packs and remote light heads. Various exit sign lamps are not illuminated. The approximate replacement cost is \$6000.	2 - Unlikely	2 - Minor	Relamp exit signs as required.	\$ 250.00		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
	Standard Foundations																		
	STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.			1800	\$ 4.50	1979	2012	100	\$ 12,000.00	01-May-12	Shaun Erick	1 - Good	Cast in place concrete foundation.	1 - Rare	4 - Major		
	Slab On Grade																		
	SLAB ON GRADE	A1030	Concrete mat, reinforced or not, poured on subgrade and serving as a floor but not as a structural member.			1800	\$ 11.00	1979	2012	100	\$ 29,500.00	01-May-12	Shaun Erick	1 - Good	Slab on Grade	1 - Rare	3 - Significant		
ENVELOPE																			
	Exterior Windows																		
	Windows - Aluminum	B2022	Window type: [Fixed] [Operable] [Residential: individual units set in wall construction] [Continuous horizontal strip windows with mullions] [Continuous vertical strip windows with spandrels].	square foot	1100	\$ 55.00	1979	2012		40	\$ 91,000.00	01-May-12	Shaun Erick	3 - Replacement	Double glazed, sealed fixed windows set in aluminum frames. Wall - 36 x 1'8" x 5', Roof - 56 panes of various sizes. (approximately 800sqft). It appears that various windows installed in the facility have failed seals. Various windows on the roof are damaged. Replace exterior aluminum windows as required. The approximate replacement cost is \$61,000.	5 - Imminent	2 - Minor		
	Exterior Doors																		
	Exterior Doors and Frames - Steel	B2032-A	Standard steel doors: flush, hollow core, insulated, thermally broken. Construction in accordance with SDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,800.00	1979	2012		40	\$ 5,500.00	01-May-12	Shaun Erick	2 - Fair	2 x Painted exterior steel doors set in steel frames. Paint finish is worn on exterior steel doors.	2 - Unlikely	2 - Minor	Repaint exterior steel doors.	\$ 250.00
	Roof Coverings																		
	Flashings, Trim and Fascia	B3015	Sheet metal and flexible membrane flashings to protect joints, terminations, changes in plane.	square foot	90	\$ 3.99	1979	2012		40	\$ 500.00	01-May-12	Shaun Erick	3 - Replacement	Pre-finished sheet metal flashing. Sheet metal flashing is damaged and also missing in various areas. Replace sheet metal flashing. The approximate replacement cost is \$360.	5 - Imminent	2 - Minor		
INTERIORS																			
	Partitions																		
	General Interior Windows	C1017	Windows in interior partitions.	square foot	384	\$ 135.00	1979	2012		50	\$ 78,000.00	01-May-12	Shaun Erick	1 - Good	Seamless glazing installed in Viewing Area.	1 - Rare	3 - Significant		
	Interior Doors																		
	Interior Doors and Frames - Steel	C1021-A	Standard steel doors: flush, hollow core. Construction in accordance with CSDFMA Recommended Selection and Usage Guidelines for Commercial Steel Doors.	ea	2	\$ 1,700.00	1979	2012		40	\$ 5,000.00	01-May-12	Shaun Erick	2 - Fair	Hollow steel interior doors with a painted finish set in painted steel frames complete with steel sidelights. Interior steel doors have a worn paint finish.	1 - Rare	2 - Minor	Repaint interior steel doors.	\$ 250.00
	Interior Doors and Frames - Aluminum	C1021-C		ea	2	\$ 2,500.00	1979	2012		40	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good	Interior aluminum doors set in aluminum frames. Doors are installed for entrance into the Bird Area.	1 - Rare	2 - Minor		
	Floor Finishes																		
	Tile Flooring	C3025-A		square foot	800	\$ 14.94	1979	2012		50	\$ 18,000.00	01-May-12	Shaun Erick	2 - Fair	Mosaic tile flooring has been installed in the Bird Area. Tiles are missing in various areas of the birds area.	5 - Imminent	2 - Minor	Replace tiles as required in the Bird Area.	\$ 500.00
SERVICES - PLUMBING																			
	Domestic Water Distribution																		
	Pumps	D2021-A		ea	1	\$ 500.00	1990	2012		20	\$ 1,000.00	01-May-12	Shaun Erick	3 - Replacement	Water pump to fill Bird Area. Pump appears worn and corrosion was noted. Pump may fail expectantly. Replace pump to ensure expected operation. The approximate cost of replacement is \$500.	5 - Imminent	2 - Minor		
	Sanitary Waste																		
	Floor Drains - Special Purpose Industrial	D2033-B	Waste Oil Floor Drains: Cast iron body, with sediment bucket, vent connection, checkered plate and bronze plug.	ea	1	\$ 3,000.00	1979	2012		50	\$ 4,500.00	01-May-12	Shaun Erick	1 - Good	Special purpose floor drain to drain the Bird Area.	2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																			
	Terminal and Package Units																		
	Unit Heaters - Down Flow	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	1	\$ 800.00	1979	2012		30	\$ 1,000.00	01-May-12	Shaun Erick	3 - Replacement	Down flow electric unit heater. Unit heater has exceeded its forecasted life cycle. Replace down flow unit heater. The approximate replacement cost is \$1000.	5 - Imminent	2 - Minor		
	Unit Heaters	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	3	\$ 500.00	1979	2012		30	\$ 2,500.00	01-May-12	Shaun Erick	3 - Replacement	Electric unit heaters. Electric unit heaters have exceeded their forecasted life cycles. Replace electric unit heaters as required. The approximate replacement cost is \$1500.	5 - Imminent	2 - Minor		
	Unit Heaters - Electric	D3055-D	Complete electric or fossil fuel fired terminal unit with wall sleeve and controls.	ea	2	\$ 500.00	1979	2012		30	\$ 1,500.00	01-May-12	Shaun Erick	3 - Replacement	Electric unit heaters installed in vestibules. Electric unit heaters appear worn and have exceeded their forecasted life cycles. Replace electric unit heaters installed in the vestibules. The approximate replacement cost is \$1000.	5 - Imminent	2 - Minor		
	Controls and Instrumentation																		
	Heating Systems Controls	D3062-A	[Electric] [Pneumatic] temperature control systems used for building heating systems.	ea	6	\$ 100.00	1979	2012		30	\$ 1,000.00	01-May-12	Shaun Erick	3 - Replacement	Manual thermostats installed for unit heaters. Manual thermostats are energy inefficient due to their lack of energy savings controls. Replace manual thermostats with programmable units for increased facility performance. The approximate cost of replacement in \$810.	1 - Rare	2 - Minor		
SERVICES - ELECTRICAL																			
	Electrical Service and Distribution																		
	Main Electrical Switchboards	D5013	Protection equipment and metering devices for main distribution, including main distribution panel, breakers, fuses, and meters.	ea	1	\$ 5,000.00	1979	2012		40	\$ 7,500.00	01-May-12	Shaun Erick	1 - Good	Main switchgear 480/600V 400A 1 phase 3 wire Branch circuit panels. CCT Panel 90%, CCT Panel 36%. Circuit panels are at approximately 63% capacity. Circuit panels have exceeded their forecasted life cycle and breaker operation may be compromised.	1 - Rare	3 - Significant		
	Branch Circuit Panelboards	D5014	Branch circuit panelboards, including panelboard, breakers, conduit and wire e.g. CDP's	ea	2	\$ 1,800.00	1979	2012		30	\$ 5,500.00	01-May-12	Shaun Erick	2 - Fair		2 - Unlikely	2 - Minor	Retain electrical consultant to perform a functional analysis to ensure circuit panels are in proper working order.	\$ 1,500.00
	Lighting and Branch Wiring																		
	General Interior Lighting	D5022	Interior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	ea	8	\$ 200.00	2000	2012		30	\$ 2,500.00	01-May-12	Shaun Erick	2 - Fair	Wall mounted HID (high intensity discharge) fixtures are installed in the viewing area. Lights are covered in bird droppings.	2 - Unlikely	2 - Minor	Clean lights installed in the viewing area as required.	\$ 100.00

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
		Interior Fluorescent Lighting	D5022-A	Suspended, surface and recessed fluorescent lighting fixtures are installed in certain areas within the facility.	square foot	800	\$ 1.50	2000	2012	30	\$ 2,000.00	01-May-12	Shaun Erick	1 - Good	Surface mounted compact fluorescent (CFL) light fixtures installed in the viewing area.	2 - Unlikely	1 - Insignificant		

Asset Inventory							Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Asset Code	Component Description	Unit	Quantity	unit cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																			
Standard Foundations																			
	STANDARD FOUNDATIONS	A1010	Includes continuous strip footings, column footings, foundation walls not requiring extraordinary engineering or construction.	Ea.	3	1000	1965	2012		100	\$ 4,500.00	08-Jun-12	Geoff Sarazin	1 - Good	Column footings.	1 - Rare	4 - Major		
Slab On Grade																			
	Standard Slab On Grade	A1031	Slab on grade supported by compacted fill, suitable for [non-industrial] [light industrial] [heavy industrial] service conditions and loading.	ft2	1440	11	1965	2012		100	\$ 24,000.00	08-Jun-12	Geoff Sarazin	1 - Good	Some light cracking.	2 - Unlikely	2 - Minor	Patch cracking as required.	\$ 250.00
ENVELOPE																			
Roof Construction																			
	ROOF CONSTRUCTION	B1020	Fiberglass Hexagonal Units	Ea.	9	625	1965	2012		100	\$ 8,500.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	3 - Significant		
	Interior Structure Supporting Roof	B1024	Triangular Steel Columns	Ea.	3	960	1965	2012		100	\$ 4,500.00	08-Jun-12	Geoff Sarazin	1 - Good		1 - Rare	4 - Major		
Roof Coverings																			
	General Unit Roofing	B3012	Painted fiberglass panel roof covering.	ft2	1600	9.61	1965	2012		25	\$ 23,000.00	08-Jun-12	Geoff Sarazin	1 - Good	Painted fiberglass panels. Paint finish is worn on roof panels.	2 - Unlikely	1 - Insignificant	Repaint fiberglass roof panels.	\$ 500.00
	Metal Gutters And Downspouts	B3015-A	Roof Scuppers				1965	2012		30	\$ 4,500.00	08-Jun-12	Geoff Sarazin	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - ELECTRICAL																			
Lighting and Branch Wiring																			
	General Exterior Lighting	D5023	Building exterior lighting systems, including fixtures, lamps, ballasts, emergency lighting units, and accessories. Includes lighting control equipment, switches, wire, conduit, hookup.	Ea.	3		1965	2012		30	\$ 1,500.00	08-Jun-12	Geoff Sarazin	3 - Replacement	Several broken light fixtures within shelters. Replace the three existing exterior light fixtures with fixtures that have protected covers. Approximate replacement cost will be \$1500.	4 - Likely	2 - Minor		

Asset Inventory										Condition		Maintenance		Estimated Capital Cost			
AREA 1	AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2	
	01-02-0101	CONCRETE	205	1.7	349	1	4		04/06/2012	1	1488_P_4	20m WITH CONDITION 2					
	01-02-0102	CONCRETE	85	1.7	145	0	4		04/06/2012	1	1489_P_5						
	01-02-0103	CONCRETE	100	1.7	170	0	4		04/06/2012	1		PORTIONS WITH CONDITION 5					
	01-02-0104	CONCRETE	240	1.7	408	4	4		04/06/2012	1		APPROX. 50% CONDITION 5					
	01-02-0105	CONCRETE	95	1.7	162	0	4		04/06/2012	1		PORTIONS WITH CONDITION 5					
	01-02-0106	CONCRETE	100	1.7	170	1	4		04/06/2012	1							
	01-02-0107	ASPHALT	135	5.5	743	0	5		04/06/2012	1							
	01-02-0108	GRAVEL	54	3	162	0	5		04/06/2012	1	1485_P_5						
	01-02-0109	ASPHALT	295	3.5	1033	1	5		04/06/2012	1	1484_P_5						
	01-02-0110	CONCRETE	26	1.5	39	1	4		04/06/2012	1							
	01-02-0111	ASPHALT	74	2.5	185	0	4		04/06/2012	1							
	01-02-0112	ASPHALT	71	3	213	0	4		04/06/2012	1							
	01-02-0113	CONCRETE	98	2	196	3	4		04/06/2012	1							
	01-02-0114	ASPHALT	405	2.5	1013	1	4		04/06/2012	1	1486_P_4						
	01-02-0115	CONCRETE	32	1.5	48	0	4		04/06/2012	1	1487_P_4						
	01-02-0116	CONCRETE	31	1.5	47	1	4		04/06/2012	1							
	01-02-0117	C/P	38	5.5	209	6	3		04/06/2012	1							
	01-02-0118	GRAVEL	89	3.5	312	0	4		04/06/2012	1							
	01-02-0119	GRAVEL	185	1	185	1	4		04/06/2012	1							
	01-02-0120	ASPHALT	152	2.5	380	0	4		04/06/2012	1							
	01-02-0121	ASPHALT	79	2.5	198	2	2		04/06/2012	1	1492_P_2	APPROX 10m CONDITION 1	\$ 12,000				
	01-02-0122	CONCRETE	81	1.5	122	6	3		04/06/2012	1							
	01-02-0123	ASPHALT	100	1.5	150	1	2		04/06/2012	1	1491_P_2		\$ 9,000				
	01-02-0124	CONCRETE	165	1.5	248	3	4		04/06/2012	1							
	01-02-0125	ASPHALT	300	2.5	750	2	3 LOW		04/06/2012	1	1493_P_3				\$ 19,000		
	01-02-0126	ASPHALT	60	2.5	150	2	2		04/06/2012	1		50% Condition 5	\$ 9,000				
	01-02-0127	ASPHALT	90	2.5	225	0	3		04/06/2012	1					\$ 6,000		
	01-02-0128	ASPHALT	20	2.5	50	0	5		04/06/2012	1							
	01-02-0129	ASPHALT	28	2.5	70	0	3		04/06/2012	1					\$ 2,000		
	01-02-0130	ASPHALT	28	2.5	70	0	2		04/06/2012	1			\$ 5,000				
	01-02-0131	GRAVEL	94	1.5	141	0	3		04/06/2012	1							
	01-02-0132	CONCRETE	115	2	230	3	3 HIGH		04/06/2012	1							
	01-02-0133	CONCRETE	80	1.7	136	0	4		04/06/2012	1							
	01-02-0134	CONCRETE	87	1.5	131	0	4		04/06/2012	1							
	01-02-0135	CONCRETE	32	2	64	0	5		04/06/2012	1							
	01-02-0136	CONCRETE	32	2	64	0	5		04/06/2012	1							
	01-02-0137	ASPHALT	87	2	174	10	1		04/06/2012	1	1494_P_1		\$ 11,000				
	01-02-0138	CONCRETE	68	6	408	5	4		04/06/2012	1							
	01-02-0139	CONCRETE	35	1.7	60	0	4		04/06/2012	1							
	01-02-0140	DIRT	50	1.3	65	0	5		04/06/2012	1							
	01-02-0141	CONCRETE	73	2.5	183	1	4		04/06/2012	1							
	01-02-0142	CONCRETE	25	1.7	43	0	4		04/06/2012	1							
	01-02-0143	CONCRETE	65	2.5	163	1	4		04/06/2012	1							
	01-02-0144	CONCRETE	90	2	180	1	4		04/06/2012	1							
	01-02-0145	ASPHALT	470	3.5	1645	1	5		04/06/2012	1							
	01-02-0146	ASPHALT	35	2.5	88	0	3		04/06/2012	1					\$ 3,000		
	01-02-0147	DIRT	25	5	125	0	5		04/06/2012	1							
	01-02-0148	CONCRETE	22	1.7	37	1	4		04/06/2012	1							
	01-02-0149	CONCRETE	85	1.7	145	3	5		04/06/2012	1							
	01-02-0150	CONCRETE	70	1.7	119	2	3		04/06/2012	1							
	01-02-0151	CONCRETE	55	1.7	94	3	4		04/06/2012	1							
	01-02-0152	CONCRETE	40	1.5	60	2	4		04/06/2012	1							
	01-02-0153	CONCRETE	80	1.7	136	10	4 LOW		04/06/2012	1		PORTIONS WITH CONDITION 3					
	01-02-0154	DIRT	60	1	60	1	4		04/06/2012	1							
	01-02-0155	DIRT	47	1.5	71	1	4		04/06/2012	1							
	01-02-0156	DIRT	97	1	97	2	4		04/06/2012	1							
	01-02-0157	DIRT	104	1	104	2	4		04/06/2012	1							
	01-02-0158	DIRT	10	1.5	15	2	4		04/06/2012	1							
AREA 2																	
	02-02-0201	CONCRETE	205	1.7	349	10	4 LOW		04/06/2012	2							

Asset Inventory										Condition		Maintenance		Estimated Capital Cost			
AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2		
02-02-0202	GRAVEL	90	3.5	315	0	3		04/06/2012	2								
02-02-0203	GRAVEL	160	1.5	240	0	4		04/06/2012	2								
02-02-0204	CONCRETE	22	2	44	2	3		04/06/2012	2								
02-02-0205	GRAVEL	89	1.7	151	0	4		04/06/2012	2								
02-02-0206	CONCRETE	60	1.5	90	0	4		04/06/2012	2								
02-02-0207	CONCRETE	170	1.5	255	3	4 HIGH		04/06/2012	2								
02-02-0208	CONCRETE	80	1.5	120	1	4		04/06/2012	2								
02-02-0209	CONCRETE	120	1.5	180	2	4		04/06/2012	2								
02-02-0210	CONCRETE	20	1.5	30	1	3		04/06/2012	2								
02-02-0211	CONCRETE	80	1.5	120	1	4		04/06/2012	2								
	PAVING																
02-02-0212	STONE/CONCRETE	110	6.5	715	5	4 LOW		04/06/2012	2								
02-02-0213	GRAVEL	60	1.7	102	0	4		04/06/2012	2								
02-02-0214	GRAVEL	95	1.7	162	0	4		04/06/2012	2								
02-02-0215	CONCRETE	145	1.5	218	0	5		04/06/2012	2								
02-02-0216	CONCRETE	160	1.5	240	2	4		04/06/2012	2								
02-02-0217	CONCRETE	70	1.5	105	1	4		04/06/2012	2								
02-02-0218	CONCRETE	17	1.5	26	0	4		04/06/2012	2								
02-02-0219	CONCRETE	22	1.5	33	0	4		04/06/2012	2								
02-02-0220	GRAVEL	90	1.5	135	0	4		04/06/2012	2								
AREA 3																	
03-02-0301	ASPHALT	265	5.5	1458	0	5		04/06/2012	3								
03-02-0302	GRAVEL	50	3	150	0	4		04/06/2012	3								
03-02-0303	ASPHALT	165	3	495	0	4		04/06/2012	3								
03-02-0304	CONCRETE	85	1.5	128	1	4		04/06/2012	3								
03-02-0305	ASPHALT	575	2	1150	0	4		04/06/2012	3								
03-02-0306	CONCRETE	240	1.5	360	0	5		04/06/2012	3								
03-02-0307	CONCRETE	260	1.5	390	0	5 LOW		04/06/2012	3	1510_P_5							
03-02-0308	CONCRETE	165	3	495	1	3		04/06/2012	3	1509_P_3							
03-02-0309	CONCRETE	110	3	330	3	4 HIGH		04/06/2012	3								
03-02-0310	CONCRETE	45	3	135	0	3		04/06/2012	3								
03-02-0311	CONCRETE	40	3	120	0	3		04/06/2012	3								
03-02-0312	CONCRETE	80	1.5	120	0	4		04/06/2012	3								
03-02-0313	CONCRETE	18	2	36	0	3 HIGH		04/06/2012	3		MULTIPLE TRIP HAZARDS						
03-02-0314	CONCRETE	55	2.5	138	0	4		04/06/2012	3								
03-02-0315	CONCRETE	60	1.5	90	0	4		04/06/2012	3								
03-02-0316	CONCRETE	105	3	315	0	4		04/06/2012	3								
03-02-0317	CONCRETE	55	7.5	413	0	5		04/06/2012	3								
03-02-0318	CONCRETE	105	2	210	0	4		04/06/2012	3		15% CONDITION 3, 15% CONDITION 5						
03-02-0319	CONCRETE	110	2.5	275	0	4 HIGH		04/06/2012	3								
03-02-0320	CONCRETE	55	7.5	413	0	5		04/06/2012	3								
03-02-0321	CONCRETE	95	1.5	143	0	4 HIGH		04/06/2012	3								
03-02-0322	CONCRETE	130	1.5	195	0	4		04/06/2012	3								
03-02-0323	CONCRETE	185	1.5	278	0	3		04/06/2012	3								
03-02-0324	CONCRETE	55	2.5	138	0	5		04/06/2012	3								
03-02-0325	PATIO BLOCKS	45	0.6	27	0	4		04/07/2012	3								
03-02-0326	PATIO BLOCKS	42	1.2	50	3	3		04/07/2012	3								
03-02-0327	PATIO BLOCKS	30	4	120	3	3		04/07/2012	3								
03-02-0328	ASPHALT	190	3	570	0	3		04/06/2012	3						\$ 15,000		
03-02-0329	ASPHALT	185	3	555	0	4		04/06/2012	3								
03-02-0330	CONCRETE	15	1	15	2	3		04/07/2012	3								
03-02-0331	CONCRETE	8	1	8	3	4		04/07/2012	3								
03-02-0332	CONCRETE	35	3	105	0	4		04/07/2012	3								
03-02-0333	CONCRETE	40	2.5	100	1	4		04/07/2012	3								
03-02-0334	CONCRETE	8	5	40	2	4		04/07/2012	3		APPROX 20m CONDITION 3						
03-02-0335	CONCRETE	40	2.5	100	3	4		04/07/2012	3								
03-02-0336	CONCRETE	30	2.5	75	3	2		04/07/2012	3			\$ 6,000					
03-02-0337	CONCRETE	225	1.5	338	3	4		04/07/2012	3								
03-02-0338	CONCRETE	40	1.5	60	1	4		04/06/2012	3								
03-02-0339	CONCRETE	40	1.5	60	0	4		04/06/2012	3								
03-02-0340	CONCRETE	10	1.5	15	3	4		04/07/2012	3								

Asset Inventory							Condition		Maintenance				Estimated Capital Cost			
AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2	
03-02-0341	CONCRETE	80	1.5	120	4	4		04/07/2012	3							
03-02-0342	CONCRETE	25	1	25	0	5		04/07/2012	3							
03-02-0343	CONCRETE	80	1.5	120	4	4		04/07/2012	3							
03-02-0344	CONCRETE	50	1.5	75	0	5		04/07/2012	3							
03-02-0345	CONCRETE	75	1.5	113	0	5		04/07/2012	3							
03-02-0346	CONCRETE	45	1.5	68	0	5		04/07/2012	3							
03-02-0347	CONCRETE	66	1.8	119	5	3		04/07/2012	3							
03-02-0348	CONCRETE	85	1.3	111	9	4		04/07/2012	3							
03-02-0349	CONCRETE	220	2.3	506	10	4		04/07/2012	3							
03-02-0350	CONCRETE	30	1.8	54	9	4		04/07/2012	3							
03-02-0351	CONCRETE	50	1.5	75	4	4		04/07/2012	3							
03-02-0352	CONCRETE	70	2.5	175	4	4		04/07/2012	3							
03-02-0353	CONCRETE	15	2.5	38	3	3		04/07/2012	3							
03-02-0354	CONCRETE	15	2.5	38	0	5		04/07/2012	3							
03-02-0355	CONCRETE	20	2	40	0	4		04/07/2012	3							
03-02-0356	CONCRETE	100	2.5	250	1	4		04/07/2012	3							
03-02-0357	CONCRETE	240	1.8	432	1	4		04/07/2012	3							
03-02-0358	EXPOSED CONCRETE	130	1.5	195	2	2		04/07/2012	3					\$ 15,000		
03-02-0359	CONCRETE	75	1.5	113	3	4		04/07/2012	3							
03-02-0360	EXPOSED CONCRETE	38	35.5	1349	4	3		04/07/2012	3		APPROX 10% CONDITION 2, APPROX 40% CONDITION 4					
03-02-0361	CONCRETE	7	30	240	4	3		04/07/2012	3							
03-02-0361	CONCRETE	250	2.3	575	5	4		04/07/2012	3							
03-02-0363	CONCRETE	95	3	285	7	2		04/07/2012	3	1514_P_2		\$ 22,000				
03-02-0364	CONCRETE	45	1.5	68	5	4		04/07/2012	3							
03-02-0365	CONCRETE	160	1.5	240	0	4		04/07/2012	3		APPROX 10 PANELS CONDITION 3, APPROX 40 PANELS CONDITION 5					
03-02-0366	CONCRETE	55	1.5	83	2	4		04/07/2012	3							
03-02-0367	CONCRETE	15	1.5	23	0	4		04/07/2012	3							
03-02-0368	CONCRETE	190	1.5	285	1	4		04/07/2012	3		APPROX 10 PANELS SEVERELY CRACKED					
03-02-0369	CONCRETE	30	1.5	45	0	4		04/07/2012	3							
03-02-0370	CONCRETE	145	2	290	0	4		04/07/2012	3							
03-02-0371	CONCRETE	45	2.5	113	0	4		04/07/2012	3							
03-02-0372	CONCRETE	31	22	682	0	5		04/07/2012	3							
03-02-0373	CONCRETE	60	3	180	2	3		04/07/2012	3							
03-02-0374	CONCRETE	45	1.5	68	2	4		04/07/2012	3							
03-02-0375	CONCRETE	30	1.5	45	0	4		04/07/2012	3							
03-02-0376	CONCRETE	25	1.8	45	3	4		04/07/2012	3							
03-02-0377	CONCRETE	30	2	60	3	4		04/07/2012	3							
03-02-0378	CONCRETE	35	1.8	63	1	4		04/07/2012	3							
03-02-0379	CONCRETE	160	1.5	240	5	4		04/07/2012	3							
03-02-0380	CONCRETE	75	1.5	113	1	4		04/07/2012	3							
03-02-0381	CONCRETE	135	1.8	243	2	4		04/07/2012	3							
03-02-0382	CONCRETE	30	1.5	45	5	3		04/07/2012	3							
03-02-0383	CONCRETE	70	1.5	105	5	3		04/07/2012	3							
03-02-0384	CONCRETE	20	1.5	30	2	2		04/07/2012	3			\$ 3,000				
03-02-0385	CONCRETE	45	2	90	1	4		04/07/2012	3							
03-02-0386	CONCRETE	80	1.5	120	1	3		04/07/2012	3							
03-02-0387	GRAVEL	135	5	675	0	5		04/07/2012	3							
03-02-0388	CONCRETE	20	1.8	36	0	5		04/07/2012	3							
03-02-0389	GRAVEL	115	1	115	0	2		04/07/2012	3							
03-02-0390	CONCRETE	295	1.5	443	3	5		04/07/2012	3							
03-02-0391	GRAVEL	115	1.5	173	0	3		04/07/2012	3							
03-02-0392	ASPHALT	210	3	630	0	4		04/07/2012	3							
03-02-0393	ASPHALT	380	3	1140	0	3		04/07/2012	3						\$ 29,000	
03-02-0394	CONCRETE	45	1.3	59	0	5		04/07/2012	3							
03-02-0395	GRAVEL	70	1.3	91	0	2		04/07/2012	3							
03-02-0396	CONCRETE	30	1.5	45	3	4		04/07/2012	3							
03-02-0397	CONCRETE	80	1.5	120	3	4		04/07/2012	3							
03-02-0398	CONCRETE	45	2	90	1	3		04/07/2012	3							
03-02-0399	CONCRETE	195	1.5	293	3	4		04/07/2012	3							

Asset Inventory		Condition										Maintenance		Estimated Capital Cost			
AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2		
03-02-0400	CONCRETE	350	1.5	525	5	4		04/07/2012	3		APPROX 10 PANELS HEAVED OR SPALLED						
03-02-0401	GRAVEL	325	3.5	1138	0	5		04/07/2012	3								
03-02-0402	GRAVEL	105	1.6	168	1	3		04/07/2012	3								
03-02-0403	CONCRETE	65	1	65	0	4		04/07/2012	3								
03-02-0404	CONCRETE	150	1	150	0	5		04/07/2012	3								
03-02-0405	CONCRETE	90	1.5	135	0	4		04/07/2012	3								
03-02-0406	CONCRETE	80	2.3	184	4	3 HIGH		04/07/2012	3								
03-02-0407	CONCRETE	330	1.3	429	0	4		04/07/2012	3	1505_P_4							
03-02-0408	GRAVEL	127	1	127	0	4		04/07/2012	3								
03-02-0409	GRAVEL	370	3	1110	0	4		04/07/2012	3								
03-02-0410	GRAVEL	280	3.3	924	3	3		04/07/2012	3								
03-02-0411	GRAVEL	100	3	300	0	4		04/07/2012	3								
03-02-0412	GRAVEL	260	2.5	650	0	4 LOW		04/07/2012	3								
03-02-0413	If under construction give a rating of 5	186	15.5	2883	0	5		04/06/2012	3	1508_P_NA	UNDER CONSTRUCTION						
AREA 4																	
04-02-0501	CONCRETE	170	1.8	306	2	5		04/06/2012	4								
04-02-0502	CONCRETE	200	1.5	300	0	5		04/06/2012	4								
04-02-0503	ASPHALT	755	3	2265	0	5		04/06/2012	4								
04-02-0504	ASPHALT	480	1.3	624	0	1		04/06/2012	4			\$ 38,000					
04-02-0505	ASPHALT	150	2	300	0	4 HIGH		04/06/2012	4								
04-02-0506	CONCRETE	35	1.8	63	1	4 HIGH		04/06/2012	4								
04-02-0507	CONCRETE	105	2	210	2	4 HIGH		04/06/2012	4								
04-02-0508	CONCRETE/PAVING STONE			430	8	4 HIGH		04/06/2012	4								
04-02-0509	CONCRETE	70	2.5	175	0	5		04/06/2012	4								
04-02-0510	CONCRETE	135	1.8	243	2	3		04/06/2012	4								
04-02-0511	CONCRETE	210	1.5	315	1	2		04/06/2012	4			\$ 24,000					
04-02-0512	CONCRETE/PAVING STONE			150	7	4 HIGH		04/06/2012	4								
04-02-0513	DIRT	170	1.3	221	2	3		04/06/2012	4								
04-02-0514	ASPHALT	35	1.7	60	0	5		04/06/2012	4								
04-02-0515	CONCRETE	35	2.5	88	0	5		04/06/2012	4								
04-02-0516	CONCRETE	90	2	180	4	4		04/06/2012	4								
04-02-0517	CONCRETE	35	2.5	88	2	4		04/06/2012	4								
04-02-0518	CONCRETE	385	2.2	847	2	4		04/06/2012	4								
04-02-0519	CONCRETE	50	1.7	85	7	4		04/06/2012	4								
04-02-0520	CONCRETE	20	1.3	26	3	4		04/06/2012	4								
04-02-0521	CONCRETE	22	1.5	33	10	4		04/06/2012	4								
04-02-0522	CONCRETE	145	1.8	261	2	5		04/06/2012	4								
04-02-0523	CONCRETE	73	1.8	131	5	4		04/06/2012	4								
04-02-0524	CONCRETE	115	1.8	207	0	5		04/06/2012									
04-02-0525	CONCRETE	220	1.8	396	12	4 HIGH		04/06/2012	4								
04-02-0526	CONCRETE	305	1.8	549	13	4 HIGH		04/06/2012	4	1496_P_4							
04-02-0527	CONCRETE	220	1.8	396	12	4		04/06/2012	4								
AREA 5																	
05-02-0601	GRAVEL	75	3	225	0	4		04/06/2012	5	1503_P_4							
05-02-0602	GRAVEL	60	3	180	0	4		04/06/2012	5								
05-02-0603	GRAVEL	90	3	270	0	4		04/06/2012	5								
05-02-0604	ASPHALT	545	3.5	1908	5	3		04/06/2012	5						\$ 48,000		
05-02-0605	ASPHALT	15	1.5	23	0	3		04/06/2012	5						\$ 1,000		
05-02-0606	EXPOSED CONCRETE	50	1.5	75	2	4		04/06/2012	5								
05-02-0607	GRAVEL	160	2	320	0	3		04/06/2012	5								
05-02-0608	GRAVEL	115	1.8	207	0	3		04/06/2012	5								
05-02-0609	GRAVEL	100	2.5	250	0	3		04/06/2012	5								
05-02-0610	GRAVEL	135	4	540	0	3		04/06/2012	5								
05-02-0611	ASPHALT	170	3	510	2	2		04/06/2012	5	1502_P_2	CONVERTED FROM ROAD TO PATH	\$ 31,000					
05-02-0612	ASPHALT	490	3	1470	7	3		04/06/2012	5	1501_P_3					\$ 37,000		
05-02-0614				0		5		04/06/2012	5		UNDER CONSTRUCTION						
05-02-0615				0		5		04/06/2012	5		UNDER CONSTRUCTION						
05-02-0616				0		5		04/06/2012	5		UNDER CONSTRUCTION						

Asset Inventory						Condition		Maintenance						Estimated Capital Cost			
AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2		
05-02-0617				0		5		04/06/2012	5		UNDER CONSTRUCTION						
AREA 6																	
06-02-0701	EXPOSED CONCRETE	365	1.5	548	11	4		04/06/2012	6								
06-02-0702	GRAVEL	540	3	1620	0	2		04/06/2012	6	1497_P_2							
06-02-0703	CONCRETE	43	1.8	77	0	4	HIGH	04/06/2012	6								
06-02-0704	CONCRETE	202	1.8	364	0	4		04/06/2012	6		APPROX 10% CONDITION 3						
06-02-0705	CONCRETE	45	1.8	81	0	4	HIGH	04/06/2012	6	1499_P_4							
06-02-0706	CONCRETE	130	1.8	234	0	4		04/06/2012	6	1498_P_4							
06-02-0707	CONCRETE	110	9	990	4	4	HIGH	04/06/2012	6								
06-02-0708	GRAVEL	275	1.5	413	0	2		04/06/2012	6								
06-02-0709	DIRT	180	3	540	0	4		04/06/2012	6								
06-02-0710	ASPHALT	440	3	1320	7	3		04/06/2012	6						\$ 33,000		
AREA 7																	
07-02-0801	ASPHALT	302	3.3	997	0	4		04/07/2012	7								
07-02-0802	CONCRETE	35	3	105	3	4		04/07/2012	7								
07-02-0803	CONCRETE	83	1.7	141	6	4	HIGH	04/07/2012	7								
07-02-0804	CONCRETE	28	1.7	48	7	4		04/07/2012	7								
07-02-0805	CONCRETE	100	1.7	170	2	4	HIGH	04/07/2012	7								
07-02-0806	CONCRETE	195	1.7	332	6	4	HIGH	04/07/2012	7								
07-02-0807	CONCRETE	115	2.6	299	0	4		04/07/2012	7								
07-02-0808	ASPHALT	620	3.5	2170	6	3		04/07/2012	7						\$ 55,000		
07-02-0809	ASPHALT	155	3.5	543	1	2		04/07/2012	7			\$ 33,000					
07-02-0810	ASPHALT	755	3.5	2643	8	3		04/07/2012	7						\$ 67,000		
07-02-0811	ASPHALT	165	3	495	0	4		04/07/2012	7								
07-02-0812	CONCRETE	55	3.5	193	0	5		04/07/2012	7								
07-02-0813	CONCRETE	129	1.7	219	0	5		04/07/2012	7								
07-02-0814	CONCRETE	85	3	255	0	5		04/07/2012	7								
07-02-0815	PAVING STONE	8	5	40	0	4		04/07/2012	7								
07-02-0816	CONCRETE	90	2	180	0	5		04/07/2012	7								
07-02-0817	CONCRETE	75	1.3	98	1	5		04/07/2012	7								
07-02-0818	CONCRETE	10	2	20	0	5		04/07/2012	7								
07-02-0819	CONCRETE	8	2	16	1	3		04/07/2012	7								
07-02-0820	CONCRETE	275	2.5	688	3	4		04/07/2012	7								
07-02-0821	CONCRETE	96	2.5	240	5	3		04/07/2012	7								
07-02-0822	CONCRETE	180	3.5	630	1	5		04/07/2012	7								
07-02-0823	CONCRETE	410	3.5	1435	0	5		04/07/2012	7								
07-02-0824	ASPHALT			770	0	4		04/07/2012	7								
07-02-0825	CONCRETE	1468	4.5	6606	0	5		04/07/2012	7		ISOLATED AREAS WITH MINOR CRACKING, SPALLING AND POP OUTS (LESS THAN 2%)						
07-02-0826	ASPHALT	90	2.5	225	0	5		04/07/2012	7								
07-02-0827	CONCRETE	155	2.5	388	1	5		04/07/2012	7								
07-02-0828	CONCRETE	23	2.5	58	5	3		04/07/2012	7								
07-02-0829	CONCRETE	105	2.5	263	10	3		04/07/2012	7								
07-02-0830	CONCRETE	70	2.5	175	4	3		04/07/2012	7								
07-02-0831	CONCRETE	110	2.5	275	2	3		04/07/2012	7								
07-02-0832	CONCRETE	240	2.5	600	0	3		04/07/2012	7	1515_P_3							
07-02-0833	CONCRETE	32	2.5	80	1	3		04/07/2012	7								
07-02-0834	CONCRETE	90	2.5	225	0	5		04/07/2012	7								
07-02-0835	CONCRETE	250	2.5	625	5	3		04/07/2012	7								
07-02-0836	CONCRETE	80	2.5	200	6	2		04/07/2012	7	1521_P_2	APPROX 20% CONDITION 2		\$ 15,000				
07-02-0837	CONCRETE	95	2.5	238	0	5		04/07/2012	7								
07-02-0838	ASPHALT	42	2	84	0	3		04/07/2012	7						\$ 3,000		
07-02-0839	CONCRETE	150	2.5	375	0	4		04/07/2012	7								
07-02-0840	ASPHALT	30	2.5	75	2	3		04/07/2012	7						\$ 2,000		
07-02-0841	CONCRETE	90	2.5	225	4	4		04/07/2012	7								
07-02-0842	CONCRETE	150	2.5	375	6	4		04/07/2012	7								
07-02-0843	CONCRETE	140	2.5	350	4	4		04/07/2012	7								
07-02-0844	CONCRETE	150	2.5	375	1	4		04/07/2012	7								
07-02-0845	CONCRETE	266	4	1064	11	5		04/07/2012	7								
07-02-0846	CONCRETE	66	2	132	1	2		04/07/2012	7				\$ 10,000				

Asset Inventory					Condition		Maintenance		Estimated Capital Cost						
AEID	Material	Approx Length (m)	Approx Width (m)	Approx Area m2	Trip Hazards	Condition	High Med Low	Inspection Date	Area	Picture No.	Comments	1&2 Reconstruct AC \$60/m2	1&2 Reconstruct Concrete \$75/m2	1&2 Reconstruct Exposed Concrete \$90/m2	3 Overlay AC \$25/m2
07-02-0847	CONCRETE	56	1.8	101	0	5		04/07/2012	7						
07-02-0848	CONCRETE	68	2.5	170	4	2		04/07/2012	7						
07-02-0849	CONCRETE	40	2.5	100	1	4		04/07/2012	7		APPROX 6 PANELS CONDITION 2		\$ 13,000		
07-02-0850	CONCRETE	425	3	1275	0	4	HIGH	04/07/2012	7						
07-02-0851	CONCRETE	50	3	150	1	5		04/07/2012	7						
07-02-0852	CONCRETE	40	1.5	60	0	3		04/07/2012	7						
07-02-0853	CONCRETE	140	2.5	350	5	4		04/07/2012	7		APPROX 20 PANELS CONDITION 3				
07-02-0854	CONCRETE	40	2	80	0	5		04/07/2012	7						
07-02-0855	CONCRETE	50	2.5	125	0	4		04/07/2012	7						
07-02-0856	CONCRETE	18	1.5	27	0	5		04/07/2012	7						
07-02-0857	CONCRETE	70	1.5	105	1	4		04/07/2012	7						
07-02-0858	GRAVEL	65	1.5	98	1	3		04/07/2012	7						
07-02-0859	CONCRETE	100	1.5	150	0	5		04/07/2012	7						
07-02-0860	CONCRETE	145	2.5	363	0	3		04/07/2012	7		APPROX 20 PANELS CONDITION 2				
07-02-0861	CONCRETE	735	2	1470	0	5		04/07/2012	7						
07-02-0862	ASPHALT	205	2.5	513	0	3		04/07/2012	7						\$ 13,000
07-02-0863	CONCRETE	320	2	640	0	5		04/07/2012	7						
07-02-0864	CONCRETE	120	2	240	3	5		04/07/2012	7						
07-02-0865	GRAVEL	40	2	80	0	4		04/07/2012	7						
07-02-0866	CONCRETE	110	2.5	275	0	5		04/07/2012	7						
07-02-0867	CONCRETE	50	1.8	90	0	5		04/07/2012	7						
07-02-0868	CONCRETE	282	2	564	4	4		04/07/2012	7						
07-02-0869	CONCRETE	200	2.5	500	2	4	HIGH	04/07/2012	7						
07-02-0870	CONCRETE	315	3	945	0	5		04/07/2012	7						
07-02-0871	GRAVEL	45	1.75	79	0	4		04/07/2012	7						
07-02-0872	CONCRETE	315	2	630	0	5		04/07/2012	7						
07-02-0873	CONCRETE	63	2	126	4	4		04/07/2012	7						
07-02-0874	CONCRETE	827	3	2481	0	4	HIGH	04/07/2012	7		MODERATE TO SEVERE GAP IN JOINT				
07-02-0875	CONCRETE	107	2	214	0	5		04/07/2012	7						
07-02-0876	CONCRETE	100	2.8	280	0	5		04/07/2012	7						
07-02-0877	CONCRETE	105	4.7	494	0	5		04/07/2012	7						
07-02-0878	CONCRETE	105	2	210	0	5		04/07/2012	7		MODERATE SPALDING				
07-02-0879	CONCRETE	58	2	116	0	5		04/07/2012	7						
07-02-0880	CONCRETE	65	1.5	98	3	4		04/07/2012	7						
AREA 8															
08-02-0901	ASPHALT	225	3	675	1	3		04/07/2012	8						\$ 17,000
08-02-0902	ASPHALT	40	2	80	0	3		04/07/2012	8						\$ 2,000
08-02-0903	CONCRETE	65	2	130	2	4		04/07/2012	8						
08-02-0904	CONCRETE	120	1.5	180	3	4		04/07/2012	8						
08-02-0905	CONCRETE	30	1.8	54	0	5		04/07/2012	8						
08-02-0906	ASPHALT	38	1.2	46	0	5		04/07/2012	8						
08-02-0907	CONCRETE	8	1.5	12	1	4		04/07/2012	8						
08-02-0908	ASPHALT	25	1.5	38	0	4		04/07/2012	8						
08-02-0909	ASPHALT			0	0	5		04/07/2012	8						
08-02-0910	CONCRETE	15	1.2	18	1	4		04/07/2012	8						
08-02-0911	CONCRETE	80	2.5	200	0	4	HIGH	04/07/2012	8						
08-02-0912	GRAVEL	55	1.5	83	1	4		04/07/2012	8						
08-02-0913	CONCRETE	75	3	225	1	5		04/07/2012	8						
08-02-0914	ASPHALT	9	2.5	23	0	3		04/07/2012	8						\$ 1,000
08-02-0915	ASPHALT	200	3	600	0	5		04/07/2012	8		BRAND NEW				
08-02-0916	CONCRETE	80	2.5	200	2	4		04/07/2012	8						
08-02-0917	CONCRETE	270	3	810	0	5		04/07/2012	8						
08-02-0918	CONCRETE	235	3	705	5	3		04/07/2012	8						
08-02-0919	CONCRETE	35	3	105	2	3		04/07/2012	8						

Asset Inventory										Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Standard Foundations																	
Standard Foundations	STANDARD FOUNDATIONS																
	Perimeter Foundation Insulation		-	-		1964	2012					N - Not Accessible					
	Parging and Insulation		-	-		1964	2012					N - Not Accessible					
Special Foundations																	
Special Foundations	Pile Foundations		Ea.	25	4000	1964	2012	75	\$ 100,000			N - Not Accessible					
Slab On Grade																	
	Standard Slab On Grade	Cast in place concrete slab	m³	33	\$ 1,450	1964	2012	75	\$ 47,850	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Floor is damaged and scaling in some locations	1 - Rare	3 - Significant	Patch and repair floor	\$ 3,000
Substructure																	
	Concrete Walls	Concrete walls.	m³	16	\$ 2,350	1964	2012	75	\$ 37,765	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Wet Well	Below grade concrete walls	m³	41	\$ 2,350	1964	2012	75	\$ 95,175	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible		1 - Rare	3 - Significant		
Floor and Wall Construction																	
	Mezzanine Construction	Small mezzanine constructed of concrete	m³	2	1700	1964	2012	75	\$ 3,400	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Roof Construction																	
	ROOF CONSTRUCTION										Geoff Sarazin and Milagro Vaquerano						
	Interior Structure Supporting Roof	Concrete roof (included in overlook floor).	-	-		1964	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Exterior Doors																	
	Exterior Doors and Frames - Steel	Steel Door	Ea.	1	\$ 1,825	1964	2012	40	\$ 1,825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Threshold is chipped - rust on frame.	1 - Rare	1 - Insignificant		
	Door Hardware - Exterior	Handle and deadbolt	Ea.	1	\$ 130	1964	2012	40	\$ 130	06-Jun-12							
Stair Construction																	
	STAIR CONSTRUCTION																
	Metal Stair Construction	Steel stairs.	Ea.	1	\$ 7,800	1964	2012	50	\$ 7,800	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Stair Handrails	Steel handrails	m	2	\$ 525	1964	2012	50	\$ 1,050	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Stair Landing	Mini platform is loose, needs to be tightened.	m²	1	\$ 1,300	1964	2012	50	\$ 1,300	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Wall Finishes																	
	Concrete Wall Finishes	Unpainted concrete walls	-	-		1964	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Floor Finishes																	
	Concrete Floor Finish	Concrete floor, lowest level, with wooden screen cover	m²	10	\$ 20	1964	2012	75	\$ 200	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		1 - Rare	2 - Minor		
Ceiling Finishes																	
	Concrete Ceiling Finishes	Unpainted concrete ceiling	-	-		1964	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Metal Hoist																	
	Lifting Hook	Steel Lifting Loop	Ea.	2	650	1964	2012	75	\$ 1,300	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Pumps																	
	Pump 1	Vertical turbine pump	Ea.	1	\$ 25,000	1964	2012	30	\$ 25,000	06-Jun-12	Greg Schmidt	2 - Fair	Pump 1 was rebuilt in 2012. Work included changing the shaft seal to water lubrication from an oil drip.	2 - Unlikely	1 - Insignificant	Install pump on base as recommended by pump manufacturer. Current mounting with steel angle is loose. Vibration will shorten the pump's service life.	\$ 3,000
	Pump 2	Vertical turbine pump	Ea.	1	\$ 25,000	1964	2012	30	\$ 25,000	06-Jun-12	Greg Schmidt	2 - Fair		2 - Unlikely	1 - Insignificant	Install pump on base as recommended by pump manufacturer. Current mounting with steel angle is insufficient. Vibration will shorten the pump's service life.	\$ 3,000
Piping & Valves																	
	Piping	Painted steel pipe	Lot	1	\$ 4,000	1994	2012	50	\$ 4,000	06-Jun-12	Greg Schmidt	1 - Good	Instruments are installed on the discharge piping. They appear to be flow switches. The wires have been cut but the switches are still installed.	1 - Rare	1 - Insignificant	Remove flow switches in the piping and replace with plugs.	\$ 500
	150 mm Gate Valves	Pump house isolation valves near exterior wall	Ea.	2	\$ 2,500	1964	2012	30	\$ 5,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
	150 mm Check Valves	Check valves on pump discharges	Ea.	2	\$ 4,000	1964	2012	30	\$ 8,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
	Pressure Indicators	Pressure gauges to measure pump discharge pressure	Ea.	2	\$ 500	1994	2012	30	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
	75 mm Pressure Relief Valves	Hydraulically actuated valves on pump discharge header to protect from over pressure	Ea.	2	\$ 2,000	1994	2012	20	\$ 4,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
	150 mm Butterfly Valves	Isolation valves for pump discharge	Ea.	3	\$ 800	1994	2012	30	\$ 2,400	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
	75 mm Butterfly Valves	Isolation valves for pressure relief valves	Ea.	2	\$ 500	1994	2012	30	\$ 1,000			1 - Good					
	600 mm Slide Gate Valve	Slide gate valve to isolate the wet well from the lake	Ea.	1	\$ 10,000	1964	2012	30	\$ 10,000	06-Jun-12	Greg Schmidt	N - Not Accessible	Slide gate valve installed below the water line. Not able to assess condition.	1 - Rare	1 - Insignificant		

Asset Inventory					Value					Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
	Screens	Coarse flat panel screens	Ea.	6	\$ 1,000	1964	2012	25	\$ 6,000	06-Jun-12	Greg Schmidt	N - Not Accessible	Screens installed below the water line. Not able to assess condition.	1 - Rare	1 - Insignificant		
Electrical Service and Distribution																	
	Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$ 2,500	1964	2012	20	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good	Auto controls for pumps are not functional. Pumps are started and stopped manually.	1 - Rare	2 - Minor		
	Power Distribution Panels	Miscellaneous power distribution panels and junction boxes	Lot	1	\$ 2,000	1964	2012	20	\$ 2,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
	Main Transformer	25 kVA transformer for pump house power	Ea.	1	\$ 2,000	1964	2012	20	\$ 2,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

Asset Inventory				Value					Condition				Risk		Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STANDARD FOUNDATIONS																
Perimeter Foundation Insulation		-	-								N - Not Accessible					
Parging and Insulation		-	-								N - Not Accessible					
Pile Foundations		-	-								N - Not Accessible					
SLAB ON GRADE																
Standard Slab On Grade - Pump house	Cast in Place Concrete	m³	7	\$ 1,450	1972	2012	75	\$ 10,063	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Pump house Walls	Cast in Place Concrete	m³	19	\$ 2,350	1972	2012	75	\$ 44,650	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Powerhouse Walls	Double Wythe Brick Wall Construction	m²	31	\$ 400	1972	2012	75	\$ 12,400	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Upper Roof Construction - Powerhouse	Concrete slab - some cracks and honeycombing on underside	m³	4	\$ 1,700	1972	2012	75	\$ 6,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Concrete has cracks and honeycombing in underside	1 - Rare	3 - Significant	Repair honeycombing in roof slab	\$ 2,000
ion																
Exterior Stairs and Handrails	Wooden handrails, metal lower guardrails with metal netting. Steel stairs with steel grading supported on steel members.	m	54	\$ 200	2001	2012	50	\$ 10,860	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
Wood Dock	(Grating)	m²	25	\$ 1,300	2001	2012	50	\$ 32,630	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	3 sections with 2" x 6" deck material. Rail made of 4" x 4" posts, top rail consists of 2" x 4" and 2" x 6".	m²	25	\$ 72	2001	2012	25	\$ 1,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
ROOF CONSTRUCTION																
Exterior Roof - Powerhouse	Cone shaped, blue metal sheeting.	m²	13	\$ 325	2001	2012	40	\$ 4,375	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
Brick Exterior Walls - Powerhouse	Standard brick walls	m²	31	\$ 325	1972	2012	75	\$ 9,978	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Lower portion of cement wall (NE corner) chipped off.	1 - Rare	3 - Significant		
Concrete Exterior Walls - Pump house	Unpainted Concrete Walls	-	-		1972	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Few bugholes.	1 - Rare	3 - Significant		
Exterior Soffits	White metal cladding	m²	12	\$ 325	2001	2012	40	\$ 3,900	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Exterior Doors and Frames - Steel - Powerhouse	Vented steel door, louver on door	Ea.	1	\$ 1,825	1972	2012	40	\$ 1,825	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Exterior Doors and Frames - Steel - Pump house	Double door frame floor panelling inside & out	Ea.	1	\$ 2,850	1972	2012	40	\$ 2,850	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Rusted	2 - Unlikely	2 - Minor		
Door Hardware - Exterior - Powerhouse	Lever handle, Dead bolt, door louvres	Ea.	1	\$ 130	1972	2012	40	\$ 130	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Door Hardware - Exterior - Pump house	Lever handle, Dead bolt	Ea.	1	\$ 130	1972	2012	40	\$ 130	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Concrete Wall Finishes - Powerhouse	All are brick walls except for the west wall which is wooden	m²	6	\$ 33	1972	2012	25	\$ 198	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Concrete Wall Finishes - Pump house	Painted Concrete	m²	60	\$ 20	1972	2012	10	\$ 1,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Few bug holes	2 - Unlikely	3 - Significant		
Concrete Floor Finish - Powerhouse	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Concrete Floor Finish - Pump house	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Concrete around wooden floor access chipping away	2 - Unlikely	2 - Minor		
Concrete Ceiling Finishes - Powerhouse	Unpainted Concrete	-	-		1972	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Concrete has cracks and honeycombing in underside	2 - Unlikely	4 - Major		
Concrete Ceiling Finishes - Pump house	Painted Concrete	m²	13	\$ 20	1972	2012	10	\$ 260	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Concrete cracked and chipped around hooks exposing aggregate finish. Few rusted bolts in ceiling has caused rust staining.	2 - Unlikely	4 - Major		
Monorail - 1/2 ton - Pump house	1/2 ton hoist on trolley	m	12	\$ 650	2001	2012	75	\$ 7,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		

Asset Inventory				Value					Condition			Risk			Maintenance	
Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Pump 1	600 gpm pump for irrigation	Ea.	1		1972	2012	30		07-Jun-12	Greg Schmidt	1 - Good		2 - Unlikely	1 - Insignificant		
Pump 2	750 gpm pump for powerhouse cooling	Ea.	1		1972							Pump is used for legislative building cooling. Not owned or maintained by WCA.				
Pump 3	Horizontal split case centrifugal pump - no longer in service	Ea.	1		1972							Pump is used for legislative building cooling. Not owned or maintained by WCA.				
Piping	Painted steel pipe	Lot	1	\$ 5,000	1972	2012	50		07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
150 mm Gate Valves	Isolation valves in pump discharge piping	Ea.	3	\$ 2,500	1972	2012	30	\$ 7,500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
150 mm Check Valves	Check valves on pump discharges	Ea.	2	\$ 4,000	1972	2012	30	\$ 8,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
300 mm Check Valve	Check valve on out of service pump	Ea.	1		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
300 mm Gate Valve	Isolation valve on out of service pump	Ea.	1		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
75 mm Angle Pressure Relief Valve	Hydraulically actuated valve on powerhouse pump discharge header to protect from over pressure	Ea.	2		1972	2012			07-Jun-12	Greg Schmidt		Not owned or maintained by WCA.				
75 mm Globe Pressure Relief Valve	Angle style valve to prevent over pressure	Ea.	1	\$ 2,000	1972	2012	20	\$ 2,000	07-Jun-12	Greg Schmidt	2 - Fair	One valve appears to be acting as an isolation valve for the new globe style valve. Valves should be replaced with manual isolation valves and a new pressure relief valve installed on Pump 1.	1 - Rare	2 - Minor	Replace valves with isolation valves and install one hydraulically actuated valve	\$ 1,000
Pressure Indicator	Pressure gauges to measure pump discharge pressure	Ea.	3	\$ 500	1972	2012	30	\$ 1,500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Screens	Flat panel screen on inlet to wet well	Ea.	1	\$ 1,000	1972	2012	25	\$ 1,000	07-Jun-12	Greg Schmidt		Screen is installed below water level and condition could not be assessed.	1 - Rare	1 - Insignificant		
istribution																
Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$ 2,000	1972	2012	20	\$ 2,000	07-Jun-12	Greg Schmidt	1 - Good	Panel has been upgraded recently.	1 - Rare	2 - Minor		
Power Distribution Panels	Miscellaneous power distribution panels and junction boxes	Lot	1	\$ 2,500	1972	2012	20	\$ 2,500	07-Jun-12	Greg Schmidt	1 - Good	Debris on electrical components on pump house level.	1 - Rare	2 - Minor		
Main Transformer	Main transformer for pump house power supply	Ea.	1	\$ 2,000	1972	2012	20	\$ 2,000	07-Jun-12	Greg Schmidt	1 - Good	Transformer appears to have been installed recently.	1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance			
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost		
STRUCTURAL																				
	Standard Foundations																			
		STANDARD FOUNDATIONS																		
		Perimeter Foundation Insulation												N - Not Accessible						
		Parging and Insulation												N - Not Accessible						
	Special Foundations																			
		Pile Foundations		Ea.	36	4000	1967	2012		75 \$	144,000				N - Not Accessible					
	Slab On Grade																			
	Standard Slab On Grade	Cast in Place Concrete floor slab	m³	29	\$	1,450	1967	2012		75 \$	42,050	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Substructure																				
	Concrete Walls	Concrete walls	m³	9	\$	2,350	1967	2012		75 \$	21,150	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
	Wet Well	Below grade concrete walls	m³	41	\$	2,350	1967	2012		75 \$	96,350	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major			
ENVELOPE																				
Floor and Wall Construction																				
	Exterior Stairs and Handrails	Cast in Place Stairs on Concrete Beam	m³	3	\$	2,600	1967	2012		75 \$	7,800	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	3 - Replacement	One stair severely damaged	3 - Possible	3 - Significant	Repour single stair riser	\$	1,000
Roof Construction																				
	Interior Structure Supporting Roof	Concrete roof (included in overlook floor)	-	-			1967	2012		75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major			
Exterior Walls																				
	Exterior walls finish	Unpainted concrete walls	-	-			1967	2012		75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
Exterior Doors																				
	Exterior Doors and Frames - Metal	Single metal door	Ea.	1	\$	1,825	1967	2012		40 \$	1,825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some corrosion, damage on exterior	2 - Unlikely	2 - Minor	Replace door	\$	1,000
	Door Hardware - Exterior	Dead bolt	Ea.	1	\$	130	1967	2012		40 \$	130	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor			
INTERIORS																				
Wall Finishes																				
	Concrete Wall Finishes	Unpainted Concrete walls	-	-			1967	2012		75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
Floor Finishes																				
	Concrete Floor Finish	Unpainted Concrete floors	-	-			1967	2012		75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
		Wooden Screens	m²	3	\$	33	1967	2012		25 \$	99	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor			
		Screens - Grating	m²	0.5	\$	1,300	1967	2012		50 \$	650	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
Ceiling Finishes																				
	Concrete Ceiling Finishes	Unpainted Concrete ceiling	-	-			1967	2012		75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant			
HOISTING EQUIPMENT																				
Metal Hoist																				
	Lifting Hooks	Steel loops cast into roof above pumps	Ea.	2	\$	650	1967	2012		50 \$	1,300	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor			
SERVICES - MECHANICAL																				
Pumps																				
														Pump 1 was rebuilt in 2012. Work included changing the shaft seal to water lubrication from an oil drip.				Install tubing to direct seal water to drain.	\$	500
	Pump 1	Vertical turbine pump	Ea.	1	\$	30,000	1968	2012		30 \$	30,000	06-Jun-12	Greg Schmidt	2 - Fair		2 - Unlikely	1 - Insignificant			
	Pump 2	Vertical turbine pump	Ea.	1	\$	30,000	1968	2012		30 \$	30,000	06-Jun-12	Greg Schmidt	2 - Fair		2 - Unlikely	1 - Insignificant	.		
Piping & Valves																				
	Piping	Painted steel pipe	Lot	1	\$	5,000	1968	2012		50 \$	5,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	150 mm Check Valves	Check valves on pump discharges	Ea.	2	\$	4,000	1968	2012		30 \$	8,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	Pressure Indicators	Pressure gauges to measure pump discharge pressure	Ea.	2	\$	500	1968	2012		30 \$	1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
		Hydraulically actuated valves on pump discharge header to protect from over pressure	Ea.	2	\$	2,000	1968	2012		20 \$	4,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
	75 mm Pressure Relief Valves	Isolation valves for pump discharge	Ea.	3	\$	800	1968	2012		30 \$	2,400	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	150 mm Butterfly Valves																			
	75 mm Butterfly Valves	Isolation valves for pressure relief valves	Ea.	2	\$	500	1968	2012		30 \$	1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant			
	450 mm Gate Valve	Gate valve on inlet pipe to wet well from the lake	Ea.	1	\$	8,000	1968	2012		30 \$	8,000	06-Jun-12	Greg Schmidt		Gate valve installed below the water line. Not able to assess condition. Drain from filters goes to the floor. Recommend installing piping to drain water.	1 - Rare	1 - Insignificant			
	Water Filters	Rain Bird self-backwashing filters	Ea.	2	\$	8,000	2010	2012		15 \$	16,000	06-Jun-12	Greg Schmidt	1 - Good	Screens installed below the water line. Not able to assess condition.	2 - Unlikely	1 - Insignificant			
	Screens	Coarse flat panel screens	Ea.	6	\$	1,000	1968	2012		25 \$	6,000	06-Jun-12	Greg Schmidt			1 - Rare	1 - Insignificant			
SERVICES - ELECTRICAL																				
Electrical Service and Distribution																				
	Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$	2,500	1968	2012		20 \$	2,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
	Power Distribution Panels	Miscellaneous power distribution panels and junction boxes	Lot	1	\$	2,000	1968	2012		20 \$	2,000	06-Jun-12	Greg Schmidt	1 - Good	Auto controls for pumps are not functional. Pumps are started and stopped manually.	1 - Rare	2 - Minor			
	Main Transformer	25 kVA transformer for pump house power	Ea.	1	\$	2,000	1968	2012		20 \$	2,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
	Standard Foundations																	
		STANDARD FOUNDATIONS																
		Perimeter Foundation Insulation					1979?	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
		Parging and Insulation					1979?	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
	Special Foundations																	
		Pile Foundations					1979?	2012			07-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
	Slab On Grade																	
		SLAB ON GRADE																
		Standard Slab On Grade	Cast in Place Concrete	m ³	2	\$ 1,450	1979?	2012	75	\$ 2,900	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
ENVELOPE																		
	Floor and Wall Construction																	
		Exterior Walls	Concrete Walls	m ³	7	\$ 2,350	1979?	2012	75	\$ 16,450	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Roof Construction																	
		Interior Structure Supporting Roof	Flat roof, concrete slab - precast planks	m ³	3	\$ 1,700	1979?	2012	75	\$ 5,100	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
		Exterior Soffits	Underside of precast plank	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Exposed joints between planks	2 - Unlikely	2 - Minor		
	Exterior Doors																	
		Exterior Doors and Frames - Metal	Single metal door	Ea.	1	\$ 1,825	1979?	2012	40	\$ 1,825	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	some rust on the frame	2 - Unlikely	1 - Insignificant		
		Door Hardware - Exterior		Ea.	1	\$ 130	1979?	2012	40	\$ 130								
	Roof Coverings																	
		Flashings, Trim and Fascia	Metal Flashing over edge of precast plank	m	12	\$ 3	1979?	2012	40	\$ 36	07-Jun-12	Geoff Sarazin and Milagro Vaquerano		Flashing installed approximately 5 years ago.				
INTERIORS																		
	Stair Construction																	
		Ladder	Below ground steel ladder	Ea.	1	\$ 6,500	1979?	2012	50	\$ 6,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
		Steel Hatch	Steel Hatch	Ea.	1	\$ 6,500	1979?	2012	75	\$ 6,500	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Wall Finishes																	
		Concrete Wall Finishes	Unpainted Concrete	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Floor Finishes																	
		Concrete Floor Finish	Unpainted Concrete	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
	Ceiling Finishes																	
		Concrete Ceiling Finishes	Unpainted Concrete	-	-		1979?	2012	75		07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	1 - Insignificant		
HOISTING EQUIPMENT																		
	Metal Hoist																	
		Hoist Beam		m	3	\$ 650	1979?	2012	75	\$ 1,950	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Rusted	3 - Possible	2 - Minor	Replace Hoist beam in next 5 years	\$ 1,500
SERVICES - MECHANICAL																		
	Pumps																	
		Pump 1	Vertical turbine pump	Ea.	1	\$ 35,000	1979?	2012	30	\$ 35,000	07-Jun-12	Greg Schmidt	2 - Fair		2 - Unlikely	1 - Insignificant		
	Piping & Valves																	
		Piping	Painted steel pipe	Lot	1	\$ 2,000	1979?	2012	50	\$ 2,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
		150 mm Check Valve	Check valves on pump discharge	Ea.	1	\$ 4,000	1979?	2012	30	\$ 4,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
		150 mm Butterfly Valve	Isolation valves for pump discharge	Ea.	1	\$ 800	1979?	2012	30	\$ 800	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
		Pressure Indicator	Pressure gauges to measure pump discharge pressure	Ea.	1	\$ 500	1979?	2012	30	\$ 500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
		100 mm Pressure Relief Valve	Hydraulically actuated valves on pump discharge header to protect from over pressure	Ea.	1	\$ 2,500	1979?	2012	20	\$ 2,500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
		750 mm x 900 mm Slide Gate Valve	Slide gate valve to isolate the wet well from the lake	Ea.	1	\$ 15,000	1979?	2012	20	\$ 15,000	07-Jun-12	Greg Schmidt	2 - Fair		1 - Rare	1 - Insignificant		
		Screens	Coarse flat panel screens	Lot	1	\$ 1,000	1979?	2012	25	\$ 1,000			N - Not Accessible		1 - Rare	1 - Insignificant		
SERVICES - ELECTRICAL																		
	Electrical Service and Distribution																	
		Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$ 1,500	1979?	2012	20	\$ 1,500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Power Distribution Panels	and junction boxes	Lot	1	\$ 1,000	1979?	2012	20	\$ 1,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

Asset Inventory						Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
Standard Foundations																		
STANDARD FOUNDATIONS																		
Perimeter Foundation Insulation					-	-	2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Parging and Insulation					-	-	2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Special Foundations																		
Pile Foundations					-	-	2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Slab On Grade																		
Standard Slab On Grade			Cast in Place Concrete Slab	m³	2	\$ 1,450	2004?	2012	75	\$ 2,900	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Exterior Walls			Architectural Concrete Block	m²	40	\$ 325	2004?	2012	75	\$ 13,000	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
ENVELOPE																		
Roof Construction																		
Interior Structure Supporting Roof			Concrete flat roof, overlook floor	m³	4	\$ 1,700	2004?	2012	75	\$ 6,800	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Exterior Walls																		
Exterior Wall Finish			Brick Exterior	m³	12	\$ 325	2004?	2012	75	\$ 3,900	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Exterior Doors																		
Exterior Doors and Frames - Steel			Single metal door	Ea.	1	\$ 1,825	2004?	2012	40	\$ 1,825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some graffiti	1 - Rare	2 - Minor		
Door Hardware - Exterior			D-grip with deadbolt	Ea.	1	\$ 130	2004?	2012	40	\$ 130	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Roof Coverings																		
Flashings, Trim and Fascia			Blue Metal Flashing	m	15	\$ 3	2004?	2012	50	\$ 45	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
INTERIORS																		
Wall Finishes																		
Concrete Wall Finishes			Painted plywood	m²	40	\$ 33	2004?	2012	10	\$ 1,320	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Mice hole present	2 - Unlikely	2 - Minor		
Floor Finishes																		
Concrete Floor Finish			Unpainted concrete floor	-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Ceiling Finishes																		
Ceiling Finishes			Painted plywood	m²	14	\$ 33	2004?	2012	10	\$ 462	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
SERVICES - MECHANICAL																		
Terminal and Package Units																		
Unit Heaters			Electric Unit Heater	Ea.	1		2004	2012			06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Pumps																		
Air Compressor																		
Reciprocating compressor				Ea.	1	\$ 2,500	2004	2012	15	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good	The compressor selection should be reviewed. A blower may be a better solution than a reciprocating compressor to supply air for the aerators.	4 - Likely	2 - Minor	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
Waterfall Pump																		
Self priming end suction centrifugal pump				Ea.	1	\$ 15,000	2012	2012	30	\$ 15,000	06-Jun-12	Greg Schmidt	3 - Replacement	The pump had failed shortly before the site assessment. Pump was new and being run for the first time.	2 - Unlikely	1 - Insignificant	Pump requires repair but should be done under warranty	
Air compressor mounted on receiver																		
Out of service air compressor complete wit				Ea.	1	\$ 5,000	2004	2012	15	\$ 5,000	06-Jun-12	Greg Schmidt	1 - Good	The compressor is no longer in service. Recommend removing compressor and associated equipment.	2 - Unlikely	1 - Insignificant		
Piping & Valves																		
Air Tubing			Air tubing from the compressor to the aera LS	1	\$ 1,000	2004	2012		50	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
Aerators																		
Aerators installed on lake bottom				Ea.	5	\$ 1,500	2004	2012	20	\$ 7,500		Greg Schmidt	N - Not Accessible	Aerators installed in the lake and could not be assessed. Operator reported that one aerator is blocked.	2 - Unlikely	2 - Minor	Remove blockage from aerator	\$ 500
Rotameters																		
Air flow measurement for each aerator complete with needle valve				Ea.	5	\$ 500	2004	2012	20	\$ 2,500	06-Jun-12	Greg Schmidt	3 - Replacement	The rotameters have become filled with debris from the compressor and are no longer functional.	4 - Likely	2 - Minor	Replace the rotameters	\$ 2,500
Pressure Indicator																		
Pressure measurement on the air lines				Ea.	1	\$ 500	2004	2012	20	\$ 500	06-Jun-12	Greg Schmidt	3 - Replacement	The pressure gauge has been damaged by high temperatures and debris from the compressor.	4 - Likely	1 - Insignificant	Replace the pressure gauge	\$ 500
Piping																		
Painted steel pipe for waterfall				Lot	1	\$ 3,000	2004	2012	50	\$ 3,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
150 mm Check Valve			Check valve on pump discharge	Ea.	1	\$ 4,000	2004	2012	30	\$ 4,000	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
150 mm Butterfly Valve			Isolation valve for pump discharge	Ea.	1	\$ 800	2004	2012	30	\$ 800	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Pressure Indicator																		
Pressure gauge to measure pump discharge pressure				Ea.	1	\$ 500	2004	2012	20	\$ 500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Air release priming piping and valves																		
Valves and piping used to allow pump to self prime				Lot	1	\$ 1,500	2012	2012	30	\$ 1,500	07-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
SERVICES - ELECTRICAL																		
Electrical Service and Distribution																		
Main Distribution Panel			Power supply for pumps and other equipment	Ea.	1	\$ 2,500	2004	2012	20	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
Power Distribution Panels			Miscellaneous power distribution panels and junction boxes	Lot	1	\$ 3,000	2004	2012	20	\$ 3,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
Main Transformer			Main transformer for waterfall and aeration system power supply	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
Standard Foundations																		
		STANDARD FOUNDATIONS																
		Perimeter Foundation Insulation		-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
		Parging and Insulation		-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
Special Foundations																		
		Pile Foundations		-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
Slab On Grade																		
		SLAB ON GRADE																
		Standard Slab On Grade	Concrete floor slab with 4 pavers outside the door	m³	1	\$ 1,450	2004?	2012	75	\$ 1,450	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Exterior Walls	Architectural Concrete Block	m²	27	\$ 325	2004?	2012	75	\$ 8,775	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
ENVELOPE																		
Roof Construction																		
		Interior Structure Supporting Roof	Concrete flat roof	m³	2	\$ 1,700	2004?	2012	75	\$ 3,400	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	4 - Major		
Exterior Walls																		
		Exterior Wall Finish	Concrete Block (see above)	-	-		2004?	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Exterior Doors																		
		Exterior Doors and Frames - Steel	Single metal vented door	Ea.	1	\$ 1,825	2004?	2012	40	\$ 1,825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Door Hardware - Exterior	D Grip with Dead bolt	Ea.	1	\$ 130	2004?	2012	40	\$ 130	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Roof Coverings																		
		Flashings, Trim and Fascia	Blue Metal Flashing	m	12	\$ 3	2004?	2012	50	\$ 36	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
INTERIORS																		
Wall Finishes																		
		Interior Wall Finishes	Painted plywood	m²	27	\$ 33	2004?	2012	25	\$ 875	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Floor Finishes																		
		Concrete Floor Finish	Unpainted concrete	-	-		2004?	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Ceiling Finishes																		
		Ceiling Finishes	Painted plywood	m²	7	\$ 33	2004?	2012	25	\$ 231	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
SERVICES - MECHANICAL																		
Terminal and Package Units																		
		Unit Heaters	Electric Unit Heater	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Pumps																		
		Air Compressor	Reciprocating compressor	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good	The compressor selection should be reviewed. A blower may be a better solution than a reciprocating compressor to supply air for the aerators.	4 - Likely	2 - Minor	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
		Fountain Pump	Submersible pump for North Fountain	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,500	06-Jun-12	Greg Schmidt	N - Not Accessibl	The pump condition could not be assessed due to its installation in the lake. The operator reported that a similar pump had failed at another fountain due to the pump type and installation.	4 - Likely	1 - Insignificant	Review equipment for fountain supply. Ensure pump is suitable for the installed conditions.	
Piping & Valves																		
		Air Tubing	Air tubing from the compressor to the aera Lot	1	\$ 1,000	2004	2012		50	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Aerators	Aerators installed on lake bottom	Ea.	4	\$ 1,500	2004	2012	20			Greg Schmidt	N - Not Accessibl	Aerators installed in the lake and could not be assessed. Operator reported that one aerator is blocked.	2 - Unlikely	2 - Minor		
		Rotameters	Air flow measurement for each aerator complete with needle valve	Ea.	4	\$ 500	2004	2012	20	\$ 2,000	06-Jun-12	Greg Scmidt	3 - Replacement	The rotameters have become filled with debris from the compressor and are no longer functional.	4 - Likely	2 - Minor	Replace the rotameters	\$ 2,000
		Pressure Indicator	Pressure measurement on the air lines	Ea.	1	\$ 500	2004	2012	20	\$ 500	06-Jun-12	Greg Scmidt	3 - Replacement	The pressure gauge has been damaged by high temperatures and debris from the compressor.	4 - Likely	1 - Insignificant	Replace the pressure gauge	\$ 500
SERVICES - ELECTRICAL																		
Electrical Service and Distribution																		
		Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Power Distribution Panels	Miscellaneous power distribution panels and junction boxes	Lot	1	\$ 1,000	2004	2012	20	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		
		Main Transformer	Main transformer aeration and fountain pump system power supply	Ea.	1	\$ 1,000	2004	2012	20	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
Standard Foundations																		
STANDARD FOUNDATIONS																		
Perimeter Foundation Insulation				-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Parging and Insulation				-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Special Foundations																		
Pile Foundations				-	-		2004?	2012	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	N - Not Accessible					
Slab On Grade																		
SLAB ON GRADE																		
Standard Slab On Grade			Concrete floor slab	m ³	1	\$ 1,450	2004?	2012	75	\$ 1,015	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Exterior Walls			Architectural Concrete Block	m ²	25	\$ 325	2004?	2012	75	\$ 8,125	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
ENVELOPE																		
Roof Construction																		
Interior Structure Supporting Roof			Concrete flat roof	m ³	2	\$ 1,700	2004?	2012	75	\$ 3,400	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	4 - Major		
Exterior Walls																		
Exterior Wall Finish			Concrete Block (see above)	-	-		2004?	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Exterior Doors																		
Exterior Doors and Frames - Steel			Single metal door	Ea.	1	\$ 1,825	2004?	2012	40	\$ 1,825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Door Hardware - Exterior			D Grip Handle	Ea.	1	\$ 130	2004?	2012	40	\$ 130	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
Roof Coverings																		
Flashings, Trim and Fascia			Blue Metal Flashing	m	12	\$ 3	2004?	2012	50	\$ 36	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
INTERIORS																		
Wall Finishes																		
Interior Wall Finishes			Painted plywood	m ²	25	\$ 33	2004?	2012	25	\$ 825	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Floor Finishes																		
Concrete Floor Finish			Unpainted concrete	-	-		2004?	2012	75		06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
Ceiling Finishes																		
Ceiling Finishes			Painted plywood	m ²	7	\$ 33	2004?	2012	25	\$ 231	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
SERVICES - MECHANICAL																		
Terminal and Package Units																		
Unit Heaters			Electric Unit Heater	Ea.	1		2004	2012	20		06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	1 - Insignificant		
Pumps																		
Air Compressor			Reciprocating compressor	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,500	06-Jun-12	Greg Schmidt	1 - Good	The compressor selection should be reviewed. A blower may be a better solution than a reciprocating compressor to supply air for the aerators.	4 - Likely	2 - Minor	Review equipment for air supply system. The compressor has a low efficiency. Most of the energy is spent in wasted heat, which increases the temperature in the building and reduces the life of the compressor and other components.	
Fountain Pump			Submersible pump for Trafalgar Fountain	Ea.	1	\$ 2,500	2004	2012	15	\$ 2,500	06-Jun-12	Greg Schmidt	N - Not Accessibl	The pump condition could not be assessed due to its installation in the lake. The operator reported that a similar pump had failed at another fountain due to the pump type and installation.	4 - Likely	1 - Insignificant	Review equipment for fountain supply. Ensure pump is suitable for the installed conditions.	

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Piping & Valves																		
	Air Tubing	Air tubing from the compressor to the aer	LS	1	\$ 1,000	2004	2012	50	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good	Aerators installed in the lake and could not be assessed. Operator reported that one aerator is blocked. The rotameters have become filled with debris from the compressor and are no longer functional.	1 - Rare	2 - Minor			
	Aerators	Aerators installed on lake bottom	Ea.	4	\$ 1,500	2004	2012	20	\$ 6,000		Greg Schmidt	N - Not Accessible		2 - Unlikely	2 - Minor			
	Rotameters	Air flow measurement for each aerator complete with needle valve	Ea.	4	\$ 500		2012	20	\$ 2,000	06-Jun-12	Greg Schmidt	3 - Replacement		4 - Likely	2 - Minor	Replace the rotameters	\$ 2,000	
	Pressure Indicator												The pressure gauge has been damaged by high temperatures and debris from the compressor.	4 - Likely	1 - Insignificant	Replace the pressure gauge	\$ 500	
SERVICES - ELECTRICAL																		
Electrical Service and Distribution																		
	Main Distribution Panel	Power supply for pumps and other equipment	Ea.	1	\$ 1,500	2004	2012	20	\$ 1,500	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			
	Power Distribution Panels	Miscellaneous power distribution panels and junction boxes	Lot	1	\$ 1,000	2004	2012	20	\$ 1,000	06-Jun-12	Greg Schmidt	1 - Good		1 - Rare	2 - Minor			

Asset Inventory						Value				Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Exterior Walls																	
	Retaining Wall - Northwest	Concrete wall, exposed aggregate finish	m ³	68	\$ 2,350		2012	75	\$ 159,800	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Exposed underground wall - excavated.	1 - Rare	2 - Minor	Fill in void at exposed wall	\$ 500
	Retaining Wall - Southwest	Concrete wall, exposed aggregate finish	m ³	32	\$ 2,350		2012	75	\$ 75,200	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Wall Finishes																	
	Concrete Wall Finishes	Exposed aggregate finish	m ²	374	\$ 26		2012	30	\$ 9,724	07-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		

Asset Inventory						Value				Condition				Risk		Maintenance	
Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
Special Foundations																	
	Pile Foundations		-	-		1964	2012	75			N - Not Accessible						
Exterior Walls																	
	Retaining Wall - North	Concrete walls, exposed aggregate finish, 200mm wide by 620mm minimum height.	m³	4	\$ 2,350	1964	2012	75	\$ 10,340	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Vertical crack at the joint extending on both sides of the retaining wall for the entire height.	1 - Rare	3 - Significant	Seal vertical cracks with sealant	\$ 1,000
	Retaining Wall - South	Concrete walls, exposed aggregate finish, 200mm wide by 620mm minimum height.	m³	4	\$ 2,350	1964	2012	75	\$ 10,340	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Few horizontal cracks on surface, crack at joint 2&3 extending on both sides of the retaining wall for the entire height.	1 - Rare	3 - Significant	Seal vertical cracks with sealant	\$ 1,000
Wall Finishes																	
	Concrete Wall Finishes	Exposed Aggregate finish	m2	80	\$ 26	1964	2012	30	\$ 2,080	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
ING																	
Rain Water Drainage																	
	Drains - Retaining Walls - North	Steel Pipe Drains	Ea.	3	\$ 260	1964	2012	50	\$ 780	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		
	Drains - Retaining Walls - South	Steel Pipe Drains	Ea.	3	\$ 260	1964	2012	50	\$ 780	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	1 - Insignificant		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
Floor and Wall Construction																		
FLOOR & WALLS CONSTRUCTION																		
	Exterior Concrete Stairs	Lower Stairs		m³	4	\$ 1,700	2004?	2012	75	\$ 6,460	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Lower Curb		m³	1	\$ 2,350	2004?	2012	75	\$ 2,585	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Upper Curb		m³	1	\$ 2,350	2004?	2012	75	\$ 1,410	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Upper Stairs		m³	7	\$ 1,700	2004?	2012	75	\$ 12,580	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
	Exterior Handrails	Lower 1/2 Railing (2 Tubes)		m	7	\$ 325	2004?	2012	50	\$ 2,178	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Upper Full Railing		m	27	\$ 525	2004?	2012	50	\$ 14,175	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Bleacher Seats / Stairs	Concrete Bleachers / Stairs		m³	15	\$ 1,700	2004?	2012	75	\$ 25,840	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	3 - Significant		
		Hand/Guardrail - Full Blue Upper		m	32	\$ 525	2004?	2012	50	\$ 16,590	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Floor Finishes																		
	Trex Flooring	Trex flooring throughout except at Waterfall location		m²	465	\$ 120	2004?	2012	50	\$ 55,824	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Tire marks on trex. Detectable deflection/movement (soft spots) at several locations.	2 - Unlikely	2 - Minor	Fix soft spots in decking	\$ 2,000
	Aluminum Grating	Aluminum grating underneath waterfall structure. Grating support consists of 200 mm deep steel channels.		m²	76	\$ 1,560	2004?	2012	50	\$ 118,560	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Loose grating on North East corner.	2 - Unlikely	3 - Significant		
	Aluminum Handrail	Handrail at Waterfall		m	40	\$ 780	2004?	2012	50	\$ 31,200	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Lower Handrails (at waterline)	Lower Handrail painted blue.		m	63	\$ 525	2004?	2012	50	\$ 32,865	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
Exterior Walls																		
	Waterfall Retaining Wall - West	North concrete retaining wall, moss along top edge of entire wall.		m³	45	\$ 2,350		2012	75	\$ 105,750	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some cracking. Localized damaged areas. Staining - some weak cracking along staining. Large vertical crack (5-10mm) at corner between west wingwall and backwall - concrete still sound around crack. Large vertical crack at west side of backwall (20-30mm), staining and weak concrete.	3 - Possible	4 - Major	Patch and repair weak sections and cracks in concrete	\$ 3,000
	Waterfall Retaining Wall - East	North concrete retaining wall, moss along top edge of entire wall.		m³	45	\$ 2,350		2012	75	\$ 105,750	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Top of wall starting to crack. East side of backwall - Concrete core (300mm deep X 100mm diameter, intermediate crack (4mm) - weakened around damaged area, - large vertical crack (15-20mm). Top of backwall damaged - crack (2mm) where wingwall meets backwall, east side.	3 - Possible	4 - Major	Patch and repair weak sections and cracks in concrete	\$ 3,000
	Waterfall Backwall	Concrete backwall.		m³	36	\$ 2,350		2012	75	\$ 84,600	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	4 - Major	Patch and repair weak sections and cracks in concrete	\$ 3,000
	Waterfall Structure	Galvanized steel HSS 102X102 at 1350 on center. Wide flange beams.		m	45	\$ 165	2004?	2012	50	\$ 7,425	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	3 - Significant		
	Waterfall Structure	Steel plate/deck.		m²	25	\$ 130	2004?	2012	50	\$ 3,250	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
	Lower Retaining Wall	Concrete		m³	19	\$ 2,350	2004?	2012	75	\$ 44,180	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Upper Retaining Wall	Concrete		m³	39	\$ 2,350	2004?	2012	75	\$ 92,355	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Island coastline/shoreline	Concrete Walls		m³	9	\$ 2,350	2004?	2012	75	\$ 21,150	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
	Gabions	Gabion baskets filled with medium to large rocks		m³	287	\$ 325	2004?	2012	30	\$ 93,308	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	South west corner has gabions that have been shifted and deformed. Rip rap is in good shape. Gabion baskets damaged and missing rocks in west side.	2 - Unlikely	2 - Minor	Replace missing rocks and reset shifted baskets	\$ 5,000
	Rip Rap	Grouted Rip Rap		m³	24	\$ 325	2004?	2012	30	\$ 7,768	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Some loose stones	2 - Unlikely	2 - Minor		

Asset Inventory		Asset Inventory					Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
Floor and Wall Construction																		
		Exterior Handrails	Round steel railing, approximately 740 mm above ground.	m	22	\$ 325		2012	50	\$ 7,150	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Good condition	1 - Rare	3 - Significant		
Exterior Walls																		
		Shoreline	Gabion baskets	m³	130	\$ 325		2012	30	\$ 42,250	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Overall good condition, some baskets missing rocks. One under pad bridge (under west abutment) is missing significant rocks.	3 - Possible	2 - Minor	Replace missing rocks	\$ 1,000

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
	Floor and Wall Construction																	
		Exterior Stairs and Handrails	Galvanized chain rail guard.	m	263	\$ 130		2012	50	\$ 34,190	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Hook for dock post is unhooked on south side of ramp.	1 - Rare	1 - Insignificant		
	Exterior Walls																	
		Retaining Walls	Concrete, 250mm wide. Concrete dock posts with exposed aggregate finish. Metal posts, 90mm diameter in water along retaining wall.	m ³	178	\$ 2,350		2012	75	\$ 418,300	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Damage on west portion of south wall. Exposed U-shaped metal ubar on east portion. Exposed waterstop in improper location.	1 - Rare	2 - Minor		
INTERIORS																		
	Wall Finishes																	
		Concrete Wall Finishes	Exposed aggregate finish	m ²	710	\$ 26		2012	30	\$ 18,460	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		

Asset Inventory						Value					Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
	Wood Docks		2" x 6" top members supported by 2"x 6" cross members at 2ft on center. Pressure treated.	m ²	184	\$ 85		2012	25	\$ 15,640	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Some light damage. Metal connections are in good shape, some rust. Dock #14 South (not labelled) has chipped and damaged connection to Dock #14 West Dock.	2 - Unlikely	3 - Significant		

Asset Inventory							Value				Condition				Risk		Maintenance	
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
	Standard Foundations																	
		STANDARD FOUNDATIONS																
		Perimeter Foundation Insulation		-	-				-									
		Parging and Insulation		-	-				-				N - Not Accessible					
	Special Foundations																	
		Pile Foundations		Ea.	8	4000	1964	2012	75	\$ 32,000			N - Not Accessible					
ENVELOPE																		
	Floor and Wall Construction																	
		DOCK CONSTRUCTION (MAINLAND)		-	-		-	-	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
		Concrete Slab	Cast in Place Concrete Slab and Bench	m ³	34	\$ 2,350	1964	2012	75	\$ 80,135	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Concrete bench has a few cracks. Damage (cracks) on the face of the base floor.	1 - Rare	4 - Major		
		Mooring Posts	Round HSS Mooring Posts anchored to concrete slab	Ea.	2	\$ 1,000	1964	2012	50	\$ 2,000	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Mooring posts are loose.	1 - Rare	2 - Minor	Tighten Mooring Posts	\$ 200
		DOCK CONSTRUCTION (WILLOW ISLAND)		-	-		-	-	-		06-Jun-12	Geoff Sarazin and Milagro Vaquerano						
		Concrete Slab	Cast in Place Concrete Slab	m ³	6	\$ 2,350	2012	2012	75	\$ 14,100	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Newly cast concrete slab	1 - Rare	4 - Major		
		Mooring Posts	Round HSS Mooring Posts anchored to concrete slab	Ea.	2	\$ 1,000		2012	50	\$ 2,000	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		1 - Rare	2 - Minor		
		Access Ramp (On Willow Island)	Wood Access Ramp	Ea.	1	\$ 2,600		2012	25	\$ 2,600	06-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	The ferry operator mentioned that a new access ramp will be provided in the near future	1 - Rare	2 - Minor		

Asset Inventory						Value				Condition				Risk		Maintenance		
Asset Category	Asset Sub-Category	Asset Component	Component Description	Unit	Quantity	Unit Cost	Install Date	Year of Valuation	Useful life (years)	Asset Valuation	Assessment Date	Inspected By	Overall Condition	Comments	Frequency of failure	Consequence of failure	Recommended Maintenance	Asset Repair Cost
STRUCTURAL																		
	Floor and Wall Construction																	
		DOCK CONSTRUCTION																
		Wood Dock #1 (from West side)	2" x 6" plank supported by 2" x 8" joists at 2ft on center. Black plastic floatation bins underneath. 2" x 4" side rail. Rubber joint at each dock section. Few steel pipe supports holding dock laterally in place. Plastic bumper in good shape. Post supports in good shape.	m ²	50	\$ 85		2012	25	\$ 4,250	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Wood Dock #2 (from West side)	Floating dock, plywood on to top of 2"x6" material on top of 2' x 6"s	m ²	38	\$ 72		2012	25	\$ 2,736	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor		
		Wood Dock #3 (from West side)	Dock "C1": Same construction as Dock#1.	m ²	87	\$ 85		2012	25	\$ 7,378	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good	Rusted steel plate joints.	2 - Unlikely	2 - Minor		
		Wood Dock #4 (from West side)	Plywood on top of 2" x 6". 2" x 4" side rail.	m ²	16	\$ 72		2012	25	\$ 1,181	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Fair to poor condition	3 - Possible	2 - Minor		
		Wood Dock #5 (from West side)	Same construction as Dock #2.	m ²	16	\$ 72		2012	25	\$ 1,181	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair	Fair to poor condition	3 - Possible	2 - Minor		
														Missing nut between connection B2&B3. Missing nut at joint WRCC/1 (right side). Damage at WRCC/2 on boards. Right edge (west side) of WRCC/5 damaged				
		Wood Dock #6 (from West side)	Same construction as Dock #3.	m ²	87	\$ 85		2012	25	\$ 7,361	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	2 - Fair		2 - Unlikely	2 - Minor		
		Wood Dock #7 (from West side)	Same construction as Dock #3.	m ²	41	\$ 85		2012	25	\$ 3,451	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		
		Retaining Wall	Gabions along north portion of dock system.	m ³	27	\$ 325		2012	30	\$ 8,775	08-Jun-12	Geoff Sarazin and Milagro Vaquerano	1 - Good		2 - Unlikely	2 - Minor		

Asset Inventory	Value										Condition										Maintenance																									
																					Estimated Capital Costs																									
A/E/D	Road Name	Type	Road Width (m)	Road Width (m)	Approx Len (m)	Approx Area m2	Constructed	Minor Repair	Major Repair	Asphalt (mm)	Base (mm)	Alligator %	Alligator Sev	Bleeding %	Bleeding Sev	Depression %	Depression Sev	Shoulder %	Shoulder Sev	Longtranscracking %	Longtranscracking Sev	Patch %	Patch Sev	Potholes %	Potholes Sev	rutting %	rutting Sev	Shoving %	Shoving Sev	Ravelling %	Ravelling Sev	No of Cuts	Ride 5	PCI 100	Curb Rating 5	Inspection Date	Area	Pavement Status	From	To	Comments	Picture No.	70-55 Mill and Fill \$9 /sqm2	55%-Reconstruction \$400/m2		
AREA 1	01-01-0001	WASCANA DRIVE	COLLECTOR	10.5	10.49	268.5	2,817.5	1964	1996	1977	100	225	1	L	0	0	0	0	0	0	6	M	0	0	0	0	0	0	0	0	0	0	3	79	4	04/06/2012	1	PAVED			WASCANA DRIVE	THIN LIFT OVERLAY WITH REFLECTIVE CRACKS	1490_R_PCI 79			
01-01-0002	WASCANA DRIVE	COLLECTOR	8.5	8.42	440	3,705.8	1964	1996	1977	100	225	10	M	0	0	0	0	0	0	20	M	8	L	1	M	0	0	0	0	2	M	2	3	66	4	04/06/2012	1	PAVED			WASCANA DRIVE		1753_R_PCI 66	\$ 204,000		
01-01-0003	WASCANA DRIVE	COLLECTOR	8.5	8.68	465	4,036.5	1964	1996	1977	100	225	1	M	2	M	0	0	0	0	0	15	M	2	L	0	0	0	0	0	0	0	2	L	4	72	4	04/06/2012	1	PAVED			WASCANA DRIVE	THIN LIFT OVERLAY WITH REFLECTIVE CRACKS			
01-01-0004A	MUSEUM ROAD	LOCAL	8.5	8.58	210	1,801.0	1955		2004	75		5	H	0	M	0	0	0	1	M	4	L	3	H	0	0	0	0	2	L	2	4	78	3	04/06/2012	1	PAVED									
01-01-0004B	MUSEUM PARKING LOT	PARKING LOT				3,684.2	1955		2004	75		0	0	0	0	0	0	0	0	3	L	0	0	0	0	0	0	0	0	0	2	5	91	4	04/06/2012	1	PAVED									
01-01-0005	RAMSEY WAY	LOCAL	8.0	8.15	370	3,014.2	1964		1973	75	225	15	L	0	0	2	M	5	L	12	L	8	L	0	0	0	0	0	10	L	2	3	68	3	04/06/2012	1	PAVED			RAMSEY WAY	STRUCTURALLY REASONABLE SURFACE, WARN AND TIRED ISOLATED DETERIORATION AT BOTH ENDS OF ROAD			\$ 166,000		
01-01-0006	LOCAL	LOCAL	7.0	6.91	190	1,312.5						3	L	0	0	0	0	0	0	3	L	4	L	0	0	0	0	0	0	1	L	2	3	75	0	04/06/2012	1	PAVED	RAMSEY WAY	COLLEGE AVE						
01-01-0007A	LOWER MARINA DRIVE	LOCAL	8.0	8.10	200	1,619.2						0	0	0	0	0	0	0	0	1	L	1	L	0	0	0	0	0	0	0	0	2	5	98	5	04/06/2012	1	PAVED	BROAD STREET							
01-01-0007B	LOCAL	LOCAL	9.0	9.07	200	1,814.5						0	0	0	0	0	0	0	0	1	L	1	L	0	0	0	0	0	0	0	0	4	92	4	04/06/2012	1	PAVED	BROAD STREET								
01-01-0008	COLLECTOR	COLLECTOR	7.5	7.56	100	755.6	pre1962			75		0	0	0	0	0	0	0	0	1	L	0	0	0	0	0	0	0	0	1	L	2	5	96	4	04/06/2012	1	PAVED	BROAD STREET	RAMSEY WAY						
01-01-0009	WASCANA POOL PK LOT	PARKING LOT				469.8	1965			75	225	70	H	0	0	10	H	5	H	15	H	5	H	4	H	0	0	10	H	15	L	2	1	41	3	04/06/2012	1	PAVED	WASCANA DRIVE							
01-01-0010	WILLOW ISLAND PK LOT	PARKING LOT				1,225.2	1971	1986		200	L.M.S.	3	L	0	0	4	M	0	0	8	M	1	M	1	M	0	0	0	4	H	0	3	67	3	04/06/2012	1	PAVED	WASCANA DRIVE					\$ 66,000			
01-01-0011	Lot 20	PARKING LOT				8,051.4		1996		75	225	2	L	0	0	15	L	0	0	2	L	2	L	0	0	5	L	0	5	L	2	3	74	3	04/06/2012	1	PAVED					\$ 68,000				
01-01-0012	Lot 21	PARKING LOT				1,136.2		2000				0	0	0	0	1	M	0	0	3	L	1	L	0	0	0	0	5	L	4	86	0	04/06/2012	1	PAVED											
01-01-0013	Lot 22	PARKING LOT				1,696.2		2000				0	0	0	0	0	0	0	0	3	L	0	0	7	H	0	0	0	0	0	0	2	54	0	04/06/2012	1	PAVED					\$ 238,000				
01-01-0014	Lot 23	PARKING LOT				3,212.2	2000					1	M	0	0	0	0	0	0	3	L	1	L	0	0	0	0	0	0	0	4	88	0	04/06/2012	1	PAVED										
01-01-0015	Lot 24	PARKING LOT				1,205.9	2002					1	M	0	0	0	0	0	0	3	L	0	0	0	0	0	0	0	0	2	4	89	4	04/06/2012	1	PAVED										
01-01-0016	DARK HALL PK LOT	PARKING LOT				561.3	1965			50	225	2	L	0	0	0	0	0	0	1	L	0	0	0	0	0	0	0	0	0	0	3	75	0	04/06/2012	1	PAVED									
01-01-0017	WASCANA CENTER DEPOT PK LOT	PARKING LOT				597.4		2000				1	L	0	0	0	0	0	0	1	L	1	L	0	0	0	0	0	0	0	0	3	76	0	04/06/2012	1	PAVED									

Asset Inventory										Value										Condition										Maintenance										Estimated Capital Costs																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
AED	Road Name	Type	Road Width (m)		Approx Len (m)	Approx Area m2	Constructed	Minor Repair	Major Repair	Asphalt (mm)	Base (mm)	Alligator %		Alligator Sev		Bleeding %		Bleeding Sev		Depression %		Depression Sev		Shoulder %		Shoulder Sev		Longtranscracking %		Longtranscracking Sev		Patch %	Patch Sev	Potholes %		Potholes Sev		Rutting %		Rutting Sev		Shoving %		Shoving Sev		Revealing %		Revealing Sev		No of Curbis	Ride 5	PCI 100	Curb Rating 5	Inspection Date	Area	Pavement Status	From	To	Comments	Picture No.	70-55 Mill and Fill 50 \$/sqm	55+ Reconstruction \$/400m2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
04-01-0007	POWERHOUSE DRIVE	LOCAL	10.0	10.08	190	1,915.5	1970	1999	1985	200		9	M	0	0	3	M	0	0	8	M	15	M	3	H	0	0	2	H	16	M	2	3	59	4	04/06/2012	4	PAVED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Asset Inventory							Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer													
01-03-0048	01	03	0048		CONC	0			ACTIVE		Main	5.8	N/A
01-03-0009	01	03	0009	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	73.5	\$67,200
01-03-0035	01	03	0035	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	70.9	\$65,800
01-03-0043	01	03	0043	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	126.2	\$116,200
01-03-0050	01	03	0050	City of Regina	CONC	675	1957	-20	ACTIVE		Trunk	75.3	\$68,600
01-03-0003	01	03	0003	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	14.4	\$9,800
01-03-0004	01	03	0004	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	201.3	\$127,400
01-03-0012	01	03	0012	City of Regina	CONC	750	1957	-20	ACTIVE	EXACT SURVEY LENGTH UNKNOWN	Trunk	50.3	\$32,200
01-03-0034	01	03	0034	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	96.3	\$61,600
01-03-0037	01	03	0037	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	147.5	\$93,800
01-03-0038	01	03	0038	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	172.2	\$109,200
01-03-0046	01	03	0046	City of Regina	CONC	750	1957	-20	ACTIVE		Trunk	29.3	\$19,600
01-03-0047	01	03	0047	City of Regina	CONC	750	1957	-20	ACTIVE	DETAILS	Trunk	6.7	\$5,600
01-03-0052	01	03	0052	City of Regina	CONC	750	1957	-20	ACTIVE	EXACT SURVEY LENGTH UNKNOWN	Trunk	88.4	\$56,000
01-03-0006	01	03	0006		PAPER	100			ACTIVE		Main	36.0	\$33,600
01-03-0007	01	03	0007		PAPER	100			ACTIVE		Main	72.0	\$65,800
01-03-0023	01	03	0023	City of Regina	POLY E	150	1994	42	ACTIVE	INSTALLED BY FACILITIES	Main	50.3	\$32,200
01-03-0051	01	03	0051	City of Regina	POLY E	150	1994	42	ACTIVE	INSTALLED BY FACILITIES	Main	51.6	\$33,600
01-03-0018	01	03	0018		PVC	150	1958	6	ACTIVE	REPAIRED 2011/09/15	Main	3.0	\$2,800
01-03-0016	01	03	0016	City of Regina	PVC	600	2004	52	ACTIVE		Trunk	2.0	\$1,400
01-03-0017	01	03	0017	City of Regina	PVC	600	2004	52	ACTIVE		Trunk	2.0	\$1,400
01-03-0044	01	03	0044	City of Regina	PVC	750	2001	49	ACTIVE		Trunk	2.3	\$2,800
01-03-0040	01	03	0040	City of Regina	PVC	900	2001	49	ACTIVE		Trunk	4.2	\$4,200
01-03-0005	01	03	0005	City of Regina	PVC	1050	2001	49	ACTIVE		Trunk	1.8	\$2,800
01-03-0008	01	03	0008	City of Regina	UNKNOWN	0			ACTIVE		Main	46.7	\$43,400
01-03-0024	01	03	0024	Darke Hall	UNKNOWN	0			ACTIVE		Main	30.1	\$19,600
01-03-0001	01	03	0001	Royal Sask. Museum	VCT	150	1955	-22			Main	26.0	\$16,800
01-03-0019	01	03	0019	WCA	VCT	150	1958	-4	ACTIVE		Main	47.6	\$28,000
01-03-0021	01	03	0021		VCT	150	1973	11	ACTIVE		Main	26.0	\$16,800
01-03-0002	01	03	0002	Darke Hall	VCT	200			ACTIVE		Main	50.8	\$32,200
01-03-0010	01	03	0010	College Building	VCT	200	1958	-4	ACTIVE		Main	25.6	\$16,800
01-03-0011	01	03	0011	Darke Hall	VCT	200			ACTIVE		Main	84.9	\$54,600
01-03-0020	01	03	0020	WCA	VCT	200	1958	-4	ACTIVE		Main	21.6	\$14,000
01-03-0022	01	03	0022		VCT	200	1958	-4	ACTIVE		Main	24.0	\$15,400
01-03-0025	01	03	0025	CBC Building	VCT	200	1901	-51	ACTIVE		Main	35.0	\$22,400
01-03-0028	01	03	0028	WCA	VCT	200	1958	-4	ACTIVE		Main	50.3	\$32,200
01-03-0029	01	03	0029		VCT	200			ACTIVE		Main	98.5	\$63,000
01-03-0049	01	03	0049	College Building	VCT	250	1958	-4	ACTIVE		Main	181.2	\$113,400
01-03-0013	01	03	0013	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	165.3	\$141,400
01-03-0014	01	03	0014	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	99.2	\$85,400
01-03-0015	01	03	0015	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	41.8	\$36,400
01-03-0027	01	03	0027	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	210.3	\$180,600
01-03-0030	01	03	0030	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	198.7	\$170,800
01-03-0045	01	03	0045	City of Regina	VCT	600	1913	-49	ACTIVE		Trunk	99.2	\$85,400
Storm Sewer													
01-04-0009	01	04	0009		CONC	300	1950	-22	ACTIVE		Main	93.3	\$63,000
01-04-0010	01	04	0010		CONC	450	1950	-22	ACTIVE		Main	106.4	\$79,800
01-04-0069	01	04	0069	City of Regina	CONC	450	1958	-14	ACTIVE		Main	47.2	\$36,400
01-04-0033	01	04	0033		CONC	900	1949	-23	ACTIVE		Trunk	69.8	\$74,200

Asset Inventory							Value		Condition			Maintenance	
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
01-04-0036	01	04	0036		CONC	1050	1949	-23	ACTIVE		Trunk	69.7	\$78,400
01-04-0024	01	04	0024		CONC	1800	1949	-23	ACTIVE		Trunk	203.6	\$257,600
01-04-0032	01	04	0032		CONC	1800	1949	-23	ACTIVE		Trunk	395.9	\$499,800
01-04-0037	01	04	0037	City of Regina	CONC	1950	1948	-24	ACTIVE	TUNNEL	Trunk	400.7	\$505,400
01-04-0027	01	04	0027	WCA	CSP	600			ACTIVE		Main	6.3	
01-04-0005	01	04	0005	City of Regina	CSP	1950	1948	-24	ACTIVE	Elevations Calculated	Trunk	56.0	\$71,400
01-04-0011	01	04	0011	City of Regina	CSP	1950	1948	-24	ACTIVE	End Elevation Calculated	Trunk	35.4	\$44,800
01-04-0019	01	04	0019	City of Regina	PVC	200	N/A	N/A	NOT IN USE	ABANDONED	Main	4.0	
01-04-0008	01	04	0008	City of Regina	PVC	300	1990	38	ACTIVE		Main	93.0	\$63,000
01-04-0038	01	04	0038		PVC	300	1990	38	ACTIVE		Main	118.4	\$79,800
01-04-0040	01	04	0040	City of Regina	PVC	375	1990	38	ACTIVE		Main	53.0	\$37,800
01-04-0006	01	04	0006	Norman McKenzie	RCP	250	1958	-4	ACTIVE		Main	26.5	\$18,200
01-04-0039	01	04	0039		RCP	300			ACTIVE		Main	95.8	\$64,400
01-04-0007	01	04	0007	College Building	RCP	375			ACTIVE		Main	3.4	
01-04-0017	01	04	0017		RCP	375			ACTIVE		Main	25.0	\$18,200
01-04-0023	01	04	0023	City of Regina	RCP	375	1950	-22	ACTIVE		Main	15.8	\$11,200
01-04-0028	01	04	0028	WCA	RCP	375			ACTIVE		Main	30.5	\$22,400
01-04-0030	01	04	0030	College Building	RCP	375			ACTIVE		Main	23.0	\$16,800
01-04-0034	01	04	0034		RCP	375			ACTIVE		Main	82.1	\$58,800
01-04-0004	01	04	0004	WCA	RCP	450			ACTIVE		Main	45.7	\$35,000
01-04-0029	01	04	0029	WCA	RCP	450			ACTIVE		Main	36.6	\$28,000
01-04-0015	01	04	0015	WCA	RCP	600			ACTIVE		Main	113.6	\$98,000
01-04-0025	01	04	0025		UNKNOWN	0	N/A	N/A	ACTIVE		Main	3.5	
01-04-0026	01	04	0026		UNKNOWN	0	N/A	N/A	ACTIVE		Main	26.3	\$18,200
01-04-0031	01	04	0031		UNKNOWN	0	N/A	N/A	ACTIVE		Main	37.3	\$25,200
01-04-0035	01	04	0035	WCA	UNKNOWN	0	N/A	N/A	ACTIVE		Main	115.6	\$75,600
01-04-0041	01	04	0041	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0042	01	04	0042	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0043	01	04	0043	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0046	01	04	0046	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0047	01	04	0047	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0051	01	04	0051		UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0052	01	04	0052	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0053	01	04	0053	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0054	01	04	0054	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0055	01	04	0055	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0056	01	04	0056	City of Regina	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0058	01	04	0058	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0061	01	04	0061	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0062	01	04	0062		UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0063	01	04	0063	WCA	UNKNOWN	0	N/A	N/A			Main	0.0	
01-04-0045	01	04	0045	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0048	01	04	0048	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0059	01	04	0059	Regina Sewer Main	VCT	200	1955	-7			Main	0.0	
01-04-0003	01	04	0003	City of Regina	VCT	250	N/A	N/A	NOT IN USE	ABANDONED	Main	46.3	\$30,800
01-04-0012	01	04	0012	City of Regina	VCT	250	N/A	N/A	NOT IN USE	ABANDONED	Main	50.4	\$33,600
01-04-0016	01	04	0016	City of Regina	VCT	250	N/A	N/A	NOT IN USE	ABANDONED	Main	67.9	\$44,800
01-04-0001	01	04	0001	Norman McKenzie	VCT	300	1961	-1	ACTIVE		Main	19.7	\$14,000
01-04-0002	01	04	0002	Regina Sewer Main	VCT	300	1955	-7	ACTIVE		Main	71.7	\$49,000
01-04-0021	01	04	0021	Norman McKenzie	VCT	300	1961	-1	ACTIVE		Main	23.4	\$16,800

Asset Inventory							Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Potable Water Main													
01-05-0001	01	05	0001		CI	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	3.2	
01-05-0002	01	05	0002		CI	40	1965	13	ACTIVE		Distribution	69.0	\$40,600
01-05-0003	01	05	0003		CI	25	1987	35	ACTIVE		Distribution	48.0	\$28,000
01-05-0004	01	05	0004		AC	150	1981	29	ACTIVE		Distribution	80.0	\$46,200
01-05-0005	01	05	0005		AC	150	1981	29	ACTIVE		Distribution	93.0	\$53,200
01-05-0006	01	05	0006		PVC	250	1990	38	ACTIVE		Distribution	4.7	
01-05-0007	01	05	0007		CI	150	N/A	N/A	ACTIVE	CITY RESPONSIBLE FOR MAINTENANCE TO POOL AND TOILETS	Distribution	7.1	
01-05-0008	01	05	0008	City of Regina	PVC	150	2003	51	ACTIVE		Distribution	1.2	
01-05-0009	01	05	0009			100			ACTIVE		Distribution	51.0	\$28,000
01-05-0010	01	05	0010	City of Regina	AC	150	N/A	N/A	ACTIVE	CITY RESPONSIBLE FOR MAINTENANCE TO POOL AND TOILETS	Distribution	117.5	\$65,800
01-05-0011	01	05	0011		CI	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	111.1	\$64,400
01-05-0012	01	05	0012		UNKNOWN	150	N/A	N/A	ACTIVE		Hydrant Lead	11.8	\$7,000
01-05-0013	01	05	0013		UNKNOWN	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	1.2	
01-05-0014	01	05	0014	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	8.7	
01-05-0015	01	05	0015	WCA	PVC	150	1988	36	ACTIVE		Distribution	8.1	
01-05-0016	01	05	0016	WCA	CI	40			ACTIVE		Distribution	100.0	\$57,400
01-05-0017	01	05	0017		UNKNOWN	150	N/A	N/A	ACTIVE		Hydrant Lead	2.7	
01-05-0018	01	05	0018	City of Regina	PVC	150	1994	42	ACTIVE	CITY RESPONSIBLE FOR MAINTENANCE TO POOL AND TOILETS	Distribution	2.3	
01-05-0019	01	05	0019	City of Regina	AC	150	N/A	N/A	ACTIVE		Distribution	20.0	\$11,200
01-05-0020	01	05	0020		CI	200	N/A	N/A	NOT IN USE	ABANDONED	Distribution	67.8	\$39,200
01-05-0021	01	05	0021		AC	150	1986	34	ACTIVE		Distribution	88.0	\$49,000
01-05-0022	01	05	0022		AC	150	1986	34	ACTIVE		Distribution	88.0	\$49,000
01-05-0023	01	05	0023		PVC	250	1990	38	ACTIVE		Distribution	1.7	
01-05-0024	01	05	0024	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	101.2	\$56,000
01-05-0026	01	05	0026	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	2.1	
01-05-0028	01	05	0028	WCA	AC	150	N/A	N/A	ACTIVE		Hydrant Lead	2.4	
01-05-0033	01	05	0033	City of Regina	PVC	150	2003	51	ACTIVE		Distribution	2.6	
01-05-0034	01	05	0034	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	10.9	\$7,000
01-05-0037	01	05	0037	WCA	AC	150	N/A	N/A	ACTIVE		Distribution	1.5	
01-05-0038	01	05	0038		PVC	250	1990	38	ACTIVE		Distribution	78.9	\$57,400
01-05-0039	01	05	0039		PVC	250	1990	38	ACTIVE		Distribution	117.1	\$85,400
01-05-0040	01	05	0040		AC	150	1953	-9	ACTIVE		Distribution	25.2	\$14,000
01-05-0042	01	05	0042	City of Regina	AC	150	N/A	N/A	ACTIVE	CITY RESPONSIBLE FOR MAINTENANCE TO POOL AND TOILETS	Distribution	71.5	\$40,600
01-05-0047	01	05	0047	WCA	PVC	40	N/A	N/A				60.0	\$29,400
01-05-0050	01	05	0050	City of Regina	N/A	0	N/A	N/A				0.0	
01-05-0052	01	05	0052		AC	150	1986	24				88.0	\$43,400
01-05-0055	01	05	0055		AC	150	1986	24				88.0	\$43,400
01-05-0056	01	05	0056		N/A	0	N/A	N/A				0.0	
01-05-0057	01	05	0057	Conservatory	N/A	0	N/A	N/A				0.0	
01-05-0068	01	05	0068	CBC Building	AC	150	1981	19				53.0	\$26,600
01-05-0080	01	05	0080	Conservatory	N/A	0	N/A	N/A				0.0	
01-05-0086	01	05	0086	Conservatory	N/A	0	N/A	N/A				0.0	
01-05-0104	01	05	0104	CBC Building	AC	150	1981	19				53.0	\$26,600

Asset Inventory								Value		Condition			Maintenance	
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer														
	02-03-0001	02	03	0001	HMCS QUEEN	CONC	200	1974	-3	ACTIVE		Main	129.3	\$82,600
	02-03-0002	02	03	0002	WCA	ABS	150	1981	19	ACTIVE		Main	2.5	\$2,800
	02-03-0003	02	03	0003	WCA	PVC	75	1981	19	ACTIVE	FORCE MAIN	Main	64.0	\$40,600
	02-03-0004	02	03	0004	WCA	VCT	200	2008	31	ACTIVE		Main	214.0	\$135,800
Storm Sewer														
	02-04-0004	02	04	0004	City of Regina	CONC	300	1965	-7	ACTIVE		Main	31.6	\$22,400
	02-04-0005	02	04	0005	WCA	CONC	250	1974	2	ACTIVE		Main	38.1	\$25,200
	02-04-0006	02	04	0006	WCA	VCT	375	1974	12	ACTIVE		Main	66.6	\$47,600
	02-04-0007	02	04	0007	City of Regina	CONC	250	1965	-7	ACTIVE		Main	92.7	\$60,200
	02-04-0008	02	04	0008	WCA	VCT	250	1974	12	ACTIVE		Main	60.0	\$39,200
	02-04-0009	02	04	0009	City of Regina	CONC	300	1965	-7	ACTIVE		Main	19.1	\$14,000
	02-04-0010	02	04	0010	WCA	CSP	250	1974	2	ACTIVE		Main	45.6	\$29,400
	02-04-0011	02	04	0011	City of Regina	CONC	250	1965	-7	ACTIVE		Main	80.7	\$53,200
	02-04-0012	02	04	0012	WCA	VCT	375	1974	12	ACTIVE		Main	7.1	\$5,600
	02-04-0014	02	04	0014	WCA					ACTIVE		Main	13.7	\$9,800
	02-04-0015	02	04	0015	WCA					ACTIVE		Main	19.3	\$12,600
	02-04-0016	02	04	0016	WCA					ACTIVE		Main	90.6	\$58,800
	02-04-0017	02	04	0017	WCA					ACTIVE		Main	55.6	\$36,400
	02-04-0020	02	04	0020	WCA					ACTIVE		Main	25.0	\$16,800
Potable Water Main														
	02-05-0003	02	05	0003	WCA	AC	150	1981	19	ACTIVE		Distribution	123.0	\$89,600
	02-05-0004	02	05	0004	WCA	CU	25	1981	19	ACTIVE		Distribution	25.0	\$14,000
	02-05-0005	02	05	0005	WCA	CU	50	1981		ACTIVE		Distribution	19.0	\$11,200
	02-05-0006	02	05	0006	WCA	AC	150	1953	-9	ACTIVE		Distribution	15.0	\$8,400
	02-05-0008	02	05	0008	City of Regina	AC	150	1953	-9	ACTIVE		Distribution	20.7	\$12,600
	02-05-0012	02	05	0012	WCA	AC	150	1953	-9	ACTIVE		Distribution	13.2	\$8,400

Asset Inventory				Value					Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer													
03-03-0001	03	03	0001	WCA		300			ACTIVE		Main	134.3	\$84,000
03-03-0002	03	03	0002	WCA	VCT	200			ACTIVE		Main	146.9	\$89,600
03-03-0003	03	03	0003	WCA	VCT	200			ACTIVE		Main	24.7	\$15,400
03-03-0004	03	03	0004	TC Douglas	VCT	200			ACTIVE		Main	29.4	\$18,200
03-03-0005	03	03	0005	WCA	PVC	350	1987		ACTIVE		Trunk	44.5	\$29,400
03-03-0006	03	03	0006		UNKNOWN	0			ACTIVE		Main	5.7	
03-03-0007	03	03	0007	WCA	PVC	250	1987		ACTIVE		Main	86.9	\$54,600
03-03-0008	03	03	0008	WCA	VCT	250			ACTIVE		Main	71.3	\$44,800
03-03-0009	03	03	0009		UNKNOWN	0			ACTIVE		Main	34.1	\$22,400
03-03-0010	03	03	0010	TC Douglas	VCT	200			ACTIVE		Main	105.5	\$64,400
03-03-0011	03	03	0011		UNKNOWN	200			ACTIVE		Main	51.3	\$32,200
03-03-0012	03	03	0012	WCA	PVC	350	1987		ACTIVE		Trunk	85.0	\$56,000
03-03-0013	03	03	0013	WCA	PVC	450	1987		ACTIVE		Trunk	87.9	\$61,600
03-03-0014	03	03	0014	WCA	VCT	150	UNKNOWN		ACTIVE		Main	60.9	\$39,200
03-03-0015	03	03	0015	WCA	PVC	350	1987		ACTIVE		Trunk	26.8	\$18,200
03-03-0016	03	03	0016	WCA	PVC	450	1987		ACTIVE		Trunk	45.4	\$32,200
03-03-0017	03	03	0017	WCA	VCT	200			ACTIVE		Main	41.8	\$25,200
03-03-0018	03	03	0018	WCA	PVC	250	1987		ACTIVE		Main	52.7	\$33,600
03-03-0019	03	03	0019	SLB	VCT	300	UNKNOWN		ACTIVE		Main	106.9	\$68,600
03-03-0020	03	03	0020	MAG	VCT	300	1975	13	ACTIVE		Main	40.4	\$26,600
03-03-0021	03	03	0021		UNKNOWN								
03-03-0022	03	03	0022	WCA	VCT	250			ACTIVE		Main	83.5	\$53,200
03-03-0023	03	03	0023		VCT	250	1975	13	ACTIVE		Main	20.7	\$14,000
03-03-0024	03	03	0024	WCA	VCT	250			ACTIVE		Main	61.6	\$39,200
03-03-0025	03	03	0025		CI	100			ACTIVE		Main	88.9	\$53,200
03-03-0026	03	03	0026	WCA	PVC	450	1987	25	ACTIVE		Trunk	39.5	\$28,000
03-03-0027	03	03	0027	WCA	VCT	150	UNKNOWN		ACTIVE		Main	81.9	\$51,800
03-03-0028	03	03	0028	MAG	VCT	200			ACTIVE		Main	54.9	\$33,600
03-03-0029	03	03	0029		UNKNOWN	0			ACTIVE		Main	32.0	
03-03-0030	03	03	0030	WCA	VCT	200			ACTIVE		Main	28.4	\$18,200
03-03-0031	03	03	0031		UNKNOWN	0			ACTIVE		Main	19.6	
03-03-0032	03	03	0032	City of Regina	VCT	450	1987	25	ACTIVE		Trunk	24.0	\$16,800
03-03-0033	03	03	0033	WCA	VCT	200			ACTIVE		Main	16.0	\$9,800
03-03-0034	03	03	0034	WCA	CI	100			ACTIVE		Main	82.3	\$49,000
03-03-0035	03	03	0035	WCA	PVC	450	1987		ACTIVE		Trunk	51.5	\$36,400
03-03-0036	03	03	0036	WCA	PVC	250	1987		ACTIVE		Main	21.5	\$14,000
03-03-0037	03	03	0037	WCA	VCT	250			ACTIVE		Main	9.1	
03-03-0038	03	03	0038	WCA	VCT	200			ACTIVE		Main	42.2	\$26,600
03-03-0039	03	03	0039		UNKNOWN	0			ACTIVE		Main	2.7	
03-03-0040	03	03	0040		STEEL	200	1987		ACTIVE	SEE DETAIL U-1377	Main	3.9	
03-03-0041	03	03	0041		PVC	200	1987	35	ACTIVE		Force	32.9	\$21,000
03-03-0042	03	03	0042		STEEL	200	1987		ACTIVE	SEE DETAIL U-1379	Main	3.9	
03-03-0043	03	03	0043		PVC	200	1987	35	ACTIVE		Force	2.1	
03-03-0044	03	03	0044		PVC	300	1987	35	ACTIVE		Trunk	35.1	\$23,800
03-03-0045	03	03	0045		PVC	150	1987	35	ACTIVE		Force	1.5	
03-03-0046	03	03	0046		ABS	100			ACTIVE		Main	59.8	\$42,000
03-03-0047	03	03	0047		VCT	100			ACTIVE		Main	44.0	\$26,600

A3 Utilities

Asset Inventory								Value		Condition				Maintenance	
	AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$	
	03-03-0048	03	03	0048	WCA	VCT	150			ACTIVE		Main	38.8	\$25,200	
	03-03-0049	03	03	0049	WCA	VCT	150			ACTIVE		Main	40.2	\$26,600	
	03-03-0050	03	03	0050	WCA	VCT	100			ACTIVE		Main	13.3	\$8,400	
	03-03-0051	03	03	0051	WCA	VCT	100			ACTIVE		Main	22.4	\$14,000	
	03-03-0052	03	03	0052	WCA	PVC	50			ACTIVE		Main	198.7	\$120,400	
	03-03-0053	03	03	0053	WCA						SEPTIC TANK			\$14,000	
	03-03-0054	03	03	0054	WCA						SEPTIC TANK			\$14,000	
	03-03-0055	03	03	0055											
	03-03-0056	03	03	0056	WCA	PVC	250	1987					154.0	\$96,600	
	Storm Sewer														
	03-04-0001	03	04	0001									75.0		
	03-04-0002	03	04	0002									26.4		
	03-04-0003	03	04	0003									37.6		
	03-04-0004	03	04	0004									21.8		
	03-04-0005	03	04	0005	WCA	PVC	150	1980					9.2		
	03-04-0006	03	04	0006	WCA	PVC	150	1980					9.2		
	03-04-0007	03	04	0007									8.1		
	03-04-0008	03	04	0008									8.2		
	03-04-0009	03	04	0009		CO	50			ACTIVE		Main	157.1	\$92,400	
	03-04-0009	03	04	0009									21.5		
	03-04-0010	03	04	0010	WCA	RCP	450			ACTIVE		Main	39.6	\$29,400	
	03-04-0012	03	04	0012	WCA	RCP	525			ACTIVE		Main	31.0	\$25,200	
	03-04-0013	03	04	0013	WCA	RCP	450			ACTIVE		Main	61.4	\$46,200	
	03-04-0014	03	04	0014	WCA	RCP	375			ACTIVE		Main	110.2	\$82,600	
	03-04-0017	03	04	0017	City of Regina	CONC	450	1952	-20	ACTIVE		Main	80.2	\$60,200	
	03-04-0018	03	04	0018	City of Regina	CONC	525	1952	-20	ACTIVE		Main	41.3	\$33,600	
	03-04-0019	03	04	0019	WCA	VCT	250			ACTIVE		Main	24.9	\$16,800	
	03-04-0020	03	04	0020	WCA	RCP	450			ACTIVE		Main	18.1	\$14,000	
	03-04-0021	03	04	0021		CONC	450	1952	-20	ACTIVE		Main	72.3	\$54,600	
	03-04-0025	03	04	0025	City of Regina	CONC	450	1952	-20	ACTIVE		Main	35.8	\$26,600	
	03-04-0027	03	04	0027	WCA	VCT	250			ACTIVE		Main	17.3	\$11,200	
	03-04-0028	03	04	0028		VCT	200	UNKNOWN					2.7		
	03-04-0029	03	04	0029	WCA	RCP	600			ACTIVE		Main	29.2	\$23,800	
	03-04-0031	03	04	0031	WCA	RCP	600			ACTIVE		Main	100.9	\$78,400	
	03-04-0032	03	04	0032	WCA	VCT	300			ACTIVE		Main	104.4	\$71,400	
	03-04-0033	03	04	0033	WCA	RCP	375			ACTIVE		Main	88.4	\$65,800	
	03-04-0034	03	04	0034	SLB	VCT	300			ACTIVE		Main	60.5	\$42,000	
	03-04-0035	03	04	0035	WCA	RCP	900			ACTIVE		Trunk	75.7	\$79,800	
	03-04-0036	03	04	0036	WCA	RCP	375			ACTIVE		Main	25.0	\$19,600	
	03-04-0037	03	04	0037		CONC	450	1977	5	ACTIVE		Main	19.2	\$15,400	
	03-04-0041	03	04	0041	WCA	RCP	600			ACTIVE		Main	51.8	\$40,600	
	03-04-0044	03	04	0044	WCA	CONC	1050			ACTIVE		Trunk	106.0	\$119,000	
	03-04-0046	03	04	0046	City of Regina	CONC	525	1952	-20	ACTIVE		Main	54.1	\$44,800	
	03-04-0048	03	04	0048	WCA	RCP	450			ACTIVE		Main	54.0	\$40,600	
03-04-0049	03	04	0049	WCA	RCP	600			ACTIVE		Main	51.8	\$40,600		
03-04-0050	03	04	0050	WCA	RCP	600			ACTIVE		Main	62.0	\$49,000		
03-04-0051	03	04	0051	WCA	VCT	300			ACTIVE		Main	42.0	\$29,400		
03-04-0052	03	04	0052		RCP	750			ACTIVE		Main	24.0	\$23,800		

Asset Inventory								Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$	
03-04-0053	03	04	0053	City of Regina	VCT	300	1976					1.6		
03-04-0055	03	04	0055		PVC	250	1990	38	ACTIVE		Main	3.3		
03-04-0056	03	04	0056		PVC	250	1990	38	ACTIVE		Main	3.0		
03-04-0057	03	04	0057		WCA	RCP	1050			ACTIVE		Trunk	57.4	\$64,400
03-04-0058	03	04	0058	WCA	VCT	250			ACTIVE		Main	2.3		
03-04-0059	03	04	0059	WCA	RCP	375			ACTIVE		Main	4.6		
03-04-0060	03	04	0060		VCT	300	1976					9.8		
03-04-0062	03	04	0062	WCA	VCT	300			ACTIVE		Main	16.1	\$11,200	
03-04-0062	03	04	0062		VCT	300	1976					16.1	\$11,200	
03-04-0063	03	04	0063	WCA	RCP	375			ACTIVE		Main	47.9	\$36,400	
03-04-0064	03	04	0064	WCA	VCT	200			ACTIVE		Main	13.2	\$9,800	
03-04-0066	03	04	0066	SLB	VCT	300			ACTIVE		Main	4.5		
03-04-0067	03	04	0067	WCA	VCT	200			ACTIVE		Main	16.8	\$11,200	
03-04-0068	03	04	0068	WCA	VCT	300			ACTIVE		Main	33.2	\$22,400	
03-04-0069	03	04	0069	WCA	VCT	250			ACTIVE		Main	35.2	\$23,800	
03-04-0070	03	04	0070	WCA	PVC	200	1987	35	ACTIVE		Main	42.0	\$28,000	
03-04-0071	03	04	0071	WCA	RCP	450			ACTIVE		Main	55.3	\$42,000	
03-04-0072	03	04	0072	WCA	VCT	300			ACTIVE		Main	41.5	\$28,000	
03-04-0073	03	04	0073	WCA	VCT	200			ACTIVE		Main	61.7	\$40,600	
03-04-0074	03	04	0074	WCA	VCT	200	1970	8	ACTIVE		Main	109.8	\$71,400	
03-04-0075	03	04	0075	WCA	RCP	525			ACTIVE		Main	15.1	\$12,600	
03-04-0076	03	04	0076	WCA	RCP	900			ACTIVE		Trunk	58.7	\$58,800	
03-04-0077	03	04	0077	WCA	VCT	200			ACTIVE		Main	22.0	\$15,400	
03-04-0078	03	04	0078	WCA	VCT	300			ACTIVE		Main	30.1	\$21,000	
03-04-0080	03	04	0080	WCA	VCT	300			ACTIVE		Main	51.9	\$35,000	
03-04-0081	03	04	0081	WCA	VCT	300			ACTIVE		Main	48.9	\$33,600	
03-04-0082	03	04	0082	WCA	RCP	375			ACTIVE		Main	43.8	\$33,600	
03-04-0083	03	04	0083	WCA	CONC	600			ACTIVE		Main	23.2	\$21,000	
03-04-0085	03	04	0085	WCA	VCT	300			ACTIVE		Main	27.9	\$19,600	
03-04-0086	03	04	0086	WCA	RCP	1050			ACTIVE		Trunk	118.4	\$133,000	
03-04-0087	03	04	0087	WCA	RCP	375			ACTIVE		Main	9.0		
03-04-0088	03	04	0088	WCA	RCP	600			ACTIVE		Main	56.5	\$44,800	
03-04-0089	03	04	0089	City of Regina	CONC	450	1952	-20	ACTIVE		Main	92.7	\$70,000	
03-04-0090	03	04	0090	WCA	CONC	860			ACTIVE		Main	107.3	\$64,400	
03-04-0091	03	04	0091		VCT	200			ACTIVE	RAIN WATER- ABANDONED	Main	244.4	\$158,200	
03-04-0092	03	04	0092	WCA	CONC	450			ACTIVE		Main	71.5	\$53,200	
03-04-0093	03	04	0093	WCA	CSP	300			ACTIVE		Main	29.6	\$21,000	
03-04-0095	03	04	0095	WCA	VCT	300			ACTIVE		Main	72.7	\$49,000	
03-04-0096	03	04	0096	WCA	VCT	300			ACTIVE		Main	59.7	\$40,600	
03-04-0097	03	04	0097	WCA	CSP	600			ACTIVE		Main	4.8		
03-04-0099	03	04	0099	WCA	RCP	600			ACTIVE		Main	12.1	\$9,800	
03-04-0100	03	04	0100	WCA	VCT	300			ACTIVE		Main	57.7	\$39,200	
03-04-0101	03	04	0101	WCA	UNKNOWN	200			ACTIVE		Main	47.7	\$30,800	
03-04-0102	03	04	0102	WCA	VCT	250			ACTIVE		Main	62.3	\$40,600	
03-04-0103	03	04	0103	WCA	UNKNOWN	0			ACTIVE		Main	2.6		
03-04-0104	03	04	0104	WCA	VCT	300			ACTIVE		Main	92.8	\$63,000	
03-04-0105	03	04	0105	WCA	RCP	750			ACTIVE		Main	36.2	\$36,400	
03-04-0106	03	04	0106	WCA	RCP	525			ACTIVE		Main	97.9	\$75,600	

A3 Utilities

Asset Inventory								Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$	
03-04-0107	03	04	0107	WCA	AC	200			ACTIVE		Main	98.3	\$67,200	
03-04-0107	03	04	0107		VCT	300	1976					9.1		
03-04-0108	03	04	0108	WCA	VCT	300			ACTIVE	ABANDONED	Main	31.5	\$22,400	
03-04-0109	03	04	0109		VCT	300			ACTIVE		Main	5.0		
03-04-0110	03	04	0110	WCA	RCP	1050			ACTIVE		Trunk	94.9	\$106,400	
03-04-0111	03	04	0111		VCT	200			ACTIVE		Main	14.0	\$9,800	
03-04-0114	03	04	0114	WCA	VCT	300			ACTIVE		Main	49.9	\$56,000	
03-04-0115	03	04	0115	WCA	VCT	200			ACTIVE		Main	41.1	\$26,600	
03-04-0116	03	04	0116	WCA	VCT	250			ACTIVE		Main	42.3	\$28,000	
03-04-0117	03	04	0117	WCA	VCT	200			ACTIVE		Main	55.8	\$36,400	
03-04-0118	03	04	0118	WCA	VCT	250			ACTIVE		Main	81.5	\$53,200	
03-04-0119	03	04	0119		VCT	200	1970	8	ACTIVE		Main	12.1	\$8,400	
03-04-0119	03	04	0119		VCT	200	1968					12.1	\$8,400	
03-04-0120	03	04	0120		VCT	200			ACTIVE		Main	4.1		
03-04-0120	03	04	0120		VCT	200	UNKNOWN					4.1		
03-04-0121	03	04	0121		VCT	300			ACTIVE		Main	28.6	\$19,600	
03-04-0122	03	04	0122	WCA	RCP	375			ACTIVE		Main	16.1	\$12,600	
03-04-0123	03	04	0123	WCA	RCP	450			ACTIVE		Main	43.7	\$33,600	
03-04-0124	03	04	0124	WCA	VCT	300			ACTIVE		Main	38.7	\$26,600	
03-04-0126	03	04	0126	City of Regina	CONC	450	1952	-20	ACTIVE		Main	54.6	\$40,600	
03-04-0127	03	04	0127	WCA	VCT	250			ACTIVE		Main	51.4	\$33,600	
03-04-0128	03	04	0128	WCA	UNKNOWN	150			ACTIVE		Main	10.4	\$2,800	
03-04-0129	03	04	0129	WCA	RCP	375			ACTIVE		Main	34.2	\$26,600	
03-04-0130	03	04	0130		CONC	675			ACTIVE		Main	165.2	\$151,200	
03-04-0131	03	04	0131	WCA	VCT	300			ACTIVE		Main	78.0	\$53,200	
03-04-0132	03	04	0132	WCA	VCT	200			ACTIVE		Main	42.5	\$28,000	
03-04-0134	03	04	0134		VCT	200	1968					7.2		
03-04-0135	03	04	0135		VCT	450	1979					22.0	\$15,400	
03-04-0136	03	04	0136	WCA	PVC	200	1987					38.0	\$25,200	
03-04-0137	03	04	0137		VCT	250	1986					39.9	\$26,600	
03-04-0138	03	04	0138		VCT	200	1982					12.9	\$8,400	
03-04-0139	03	04	0139		VCT	200	1976					10.3	\$7,000	
03-04-0141	03	04	0141		VCT	250	1970					9.2		
03-04-0143	03	04	0143		VCT	200	UNKNOWN					12.4	\$8,400	
03-04-0144	03	04	0144	WCA	PVC	200	1987					4.5		
03-04-0145	03	04	0145		VCT	300	1976					3.8		
03-04-0146	03	04	0146		VCT	200	UNKNOWN					20.9	\$14,000	
03-04-0147	03	04	0147		VCT	200	1987					45.9	\$30,800	
03-04-0148	03	04	0148		VCT	200	1976					14.7	\$9,800	
03-04-0149	03	04	0149		VCT	250	UNKNOWN					7.1		
03-04-0151	03	04	0151		VCT	300	1976					121.7	\$82,600	
03-04-0152	03	04	0152		VCT	200	1976					3.9		
03-04-0153	03	04	0153		PVC	300	1990					32.4	\$22,400	
03-04-0155	03	04	0155		VCT	150	1980					7.3		
03-04-0156	03	04	0156		CONC	600	1976					7.4		
03-04-0157	03	04	0157		VCT	300	1976					12.5	\$8,400	
03-04-0158	03	04	0158		VCT	250	UNKNOWN					76.6	\$50,400	
03-04-0160	03	04	0160		VCT	250	1977					41.0	\$26,600	

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Asset Inventory					Value				Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-04-0163	03	04	0163	WCA			UNKNOWN					6.2	
03-04-0165	03	04	0165		PVC	200	1987					12.0	\$8,400
03-04-0169	03	04	0169		CONC	600	1976					19.9	\$18,200
03-04-0170	03	04	0170		VCT	250	1986					41.4	\$28,000
03-04-0171	03	04	0171		VCT	200	UNKNOWN					14.1	\$9,800
03-04-0172	03	04	0172		VCT	300	1976					21.5	\$15,400
03-04-0173	03	04	0173		VCT	200	UNKNOWN					12.1	\$8,400
03-04-0174	03	04	0174		VCT	150	1980					5.9	
03-04-0175	03	04	0175		PVC	300	1990					49.3	\$33,600
03-04-0176	03	04	0176		VCT	150	1980					5.8	
03-04-0177	03	04	0177		VCT	300	1976					45.7	\$30,800
03-04-0179	03	04	0179		VCT	200	1977					5.4	
03-04-0180	03	04	0180		VCT	450	1979					42.2	\$29,400
03-04-0181	03	04	0181		VCT	200	UNKNOWN					10.7	\$7,000
03-04-0182	03	04	0182	WCA	VCT	300	1976					36.6	\$25,200
03-04-0183	03	04	0183		CONC	375	1976					16.7	\$11,200
03-04-0184	03	04	0184		VCT	250	1977					10.9	\$8,400
03-04-0185	03	04	0185		VCT	200	UNKNOWN					5.5	
03-04-0186	03	04	0186		VCT	250	1977					13.3	\$9,800
03-04-0187	03	04	0187		VCT	200	UNKNOWN					2.2	
03-04-0188	03	04	0188		VCT	200	UNKNOWN					11.5	\$8,400
03-04-0190	03	04	0190		CONC	375	1976					28.9	\$19,600
03-04-0191	03	04	0191		VCT	200	1976					11.5	\$8,400
03-04-0193	03	04	0193		VCT	300	1976					12.8	\$9,800
03-04-0194	03	04	0194		VCT	250	1977					16.9	\$11,200
03-04-0196	03	04	0196		VCT	200	1976					9.4	
03-04-0198	03	04	0198		VCT	300	1976					16.5	\$11,200
03-04-0199	03	04	0199		VCT	200	UNKNOWN					3.8	
03-04-0200	03	04	0200				UNKNOWN					6.7	
03-04-0201	03	04	0201		VCT	300	1976					18.6	\$12,600
03-04-0202	03	04	0202		VCT	200	UNKNOWN					4.6	
03-04-0203	03	04	0203		VCT	150	UNKNOWN					6.1	
03-04-0204	03	04	0204		VCT	150	UNKNOWN					6.9	
03-04-0205	03	04	0205		VCT	250	1977					4.2	
03-04-0206	03	04	0206		VCT	250	1977					11.7	\$8,400
03-04-0207	03	04	0207		VCT	200	UNKNOWN					12.4	\$8,400
03-04-0208	03	04	0208		VCT	200	UNKNOWN					11.8	\$8,400
03-04-0209	03	04	0209		VCT	300	1970					8.2	
03-04-0210	03	04	0210		VCT	250	UNKNOWN					8.9	
03-04-0211	03	04	0211		VCT	200	UNKNOWN					9.3	
03-04-0212	03	04	0212		VCT	200	UNKNOWN					14.4	\$9,800
03-04-0213	03	04	0213		VCT	200	1968					4.0	
03-04-0214	03	04	0214		VCT	300	1976					23.1	\$16,800
03-04-0215	03	04	0215		CSP	200	1988					19.0	\$12,600
03-04-0217	03	04	0217		PVC	200	UNKNOWN					21.6	\$14,000
03-04-0218	03	04	0218		CSP	300	UNKNOWN					7.6	
03-04-0220	03	04	0220		VCT	200	1976					13.0	\$8,400
03-04-0221	03	04	0221		VCT	250	1986					22.4	\$15,400

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Asset Inventory					Value				Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-04-0222	03	04	0222		VCT	200	1987					8.7	
03-04-0225	03	04	0225		VCT	200	UNKNOWN					11.8	\$8,400
03-04-0227	03	04	0227		VCT	150	1980					7.1	
03-04-0228	03	04	0228		VCT	200	1976					3.5	
03-04-0229	03	04	0229		CONC	375	1976					20.9	\$14,000
03-04-0230	03	04	0230		PVC	200	UNKNOWN					10.1	\$7,000
03-04-0231	03	04	0231		CSP	200	1988					16.7	\$11,200
03-04-0232	03	04	0232		PVC	300	1990					52.6	\$36,400
03-04-0233	03	04	0233		VCT	200	1980					43.1	\$28,000
03-04-0234	03	04	0234		VCT	200	UNKNOWN					13.2	\$9,800
03-04-0235	03	04	0235		VCT	200	UNKNOWN					8.7	
03-04-0236	03	04	0236		VCT	200	UNKNOWN					5.6	
03-04-0237	03	04	0237		VCT	200	UNKNOWN					7.6	
03-04-0241	03	04	0241		VCT	200	1987					7.0	
03-04-0242	03	04	0242		VCT	200	1977					4.5	
03-04-0243	03	04	0243		VCT	300	1976					20.5	\$14,000
03-04-0244	03	04	0244		VCT	200	UNKNOWN					6.8	
03-04-0245	03	04	0245		VCT	250	1970					7.3	
03-04-0246	03	04	0246		VCT	200	UNKNOWN					12.7	\$8,400
03-04-0247	03	04	0247		CONC	375	1976					20.9	\$14,000
03-04-0248	03	04	0248	WCA	VCT	250	1976					42.7	\$28,000
03-04-0249	03	04	0249		CONC	375	1976					36.8	\$23,800
03-04-0250	03	04	0250		VCT	250	1965					61.0	\$40,600
03-04-0251	03	04	0251		VCT	200	UNKNOWN					10.0	\$7,000
03-04-0252	03	04	0252		VCT	200	1977					4.4	
03-04-0253	03	04	0253		CONC	375	1976					21.2	\$14,000
03-04-0254	03	04	0254		VCT	300	1976					12.4	\$8,400
03-04-0256	03	04	0256		VCT	200	UNKNOWN					7.1	
03-04-0257	03	04	0257		VCT	200	1968					32.8	\$22,400
03-04-0258	03	04	0258		VCT	200	1976					34.6	\$22,400
03-04-0259	03	04	0259		VCT	250	1981					97.4	\$63,000
03-04-0260	03	04	0260		VCT	200	1987					18.4	\$12,600
03-04-0262	03	04	0262		VCT	200	1968					4.3	
03-04-0263	03	04	0263		VCT	250	UNKNOWN					6.9	
03-04-0264	03	04	0264		VCT	200	UNKNOWN					5.1	
03-04-0266	03	04	0266		CONC	375	1976					21.2	\$14,000
03-04-0267	03	04	0267		VCT	300	1976					19.8	\$14,000
03-04-0268	03	04	0268		VCT	300	1976					32.7	\$22,400
03-04-0270	03	04	0270		VCT	200	1987					7.7	
03-04-0271	03	04	0271		PVC	250	1990					51.5	\$35,000
03-04-0272	03	04	0272		VCT	200	1982					10.9	\$8,400
03-04-0273	03	04	0273		VCT	200	UNKNOWN					11.5	\$8,400
03-04-0274	03	04	0274		VCT	250	1977					39.9	\$26,600
03-04-0275	03	04	0275		VCT	200	1976					1.9	
03-04-0276	03	04	0276		CONC	600	1976					5.2	
03-04-0277	03	04	0277		VCT	200	UNKNOWN					12.3	\$8,400
03-04-0279	03	04	0279		VCT	200	1976					3.9	
03-04-0280	03	04	0280		VCT	300	1976					12.6	\$9,800

Asset Inventory								Value		Condition				Maintenance	
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$		
03-04-0281	03	04	0281		PVC	400	1990					38.5	\$28,000		
03-04-0282	03	04	0282		CONC	375	1976					21.0	\$14,000		
03-04-0283	03	04	0283		VCT	200	1980					23.3	\$15,400		
03-04-0284	03	04	0284		VCT	200	1976					9.9			
03-04-0285	03	04	0285		CSP	300	1976					18.5	\$12,600		
03-04-0286	03	04	0286		VCT	300	UNKNOWN					69.2	\$47,600		
03-04-0287	03	04	0287		VCT	300	1976					20.6	\$14,000		
03-04-0288	03	04	0288		VCT	200	1976					24.2	\$16,800		
03-04-0290	03	04	0290		CONC	375	1976					31.9	\$21,000		
03-04-0291	03	04	0291		CONC	375	1976					13.2	\$9,800		
03-04-0292	03	04	0292		VCT	200	1976					12.4	\$8,400		
03-04-0293	03	04	0293		VCT	200	UNKNOWN					15.8	\$11,200		
03-04-0294	03	04	0294		VCT	200	UNKNOWN					10.9	\$8,400		
03-04-0295	03	04	0295		VCT	300	1976					11.6	\$8,400		
03-04-0299	03	04	0299		VCT	200	UNKNOWN					13.4	\$9,800		
03-04-0300	03	04	0300		CONC	600	1976					42.5	\$36,400		
03-04-0301	03	04	0301		VCT	300	1976					19.9	\$14,000		
03-04-0302	03	04	0302		VCT	250	1986					13.4	\$9,800		
03-04-0303	03	04	0303		VCT	150	1977					6.0			
03-04-0304	03	04	0304		VCT	200	UNKNOWN					6.6			
03-04-0305	03	04	0305		VCT	250	1986					16.1	\$11,200		
03-04-0306	03	04	0306		VCT	200	1976					14.2	\$9,800		
03-04-0308	03	04	0308		VCT	200	1977					3.8			
03-04-0313	03	04	0313	WCA	PVC	350	1987		ACTIVE		Main	32.6	\$23,800		
03-04-0314	03	04	0314	WCA	PVC	250	1987		ACTIVE		Main	32.5	\$22,400		
03-04-0315	03	04	0315	WCA	PVC	300	1987		ACTIVE		Main	45.0	\$30,800		
03-04-0316	03	04	0316		PVC	450	1987		ACTIVE		Main	49.7	\$35,000		
03-04-0318	03	04	0318	WCA	PVC	400	1987		ACTIVE		Main	91.0	\$64,400		
03-04-0319	03	04	0319	WCA	PVC RIBBED	600	1987		ACTIVE		Main	43.3	\$37,800		
03-04-0320	03	04	0320	WCA	PVC	200	1987		ACTIVE		Main	18.6	\$12,600		
03-04-0321	03	04	0321	WCA	PVC	300	1987		ACTIVE		Main	37.7	\$26,600		
03-04-0322	03	04	0322	WCA	PVC	200	1987					5.0			
03-04-0324	03	04	0324		VCT	200	1981					31.9	\$21,000		
03-04-0326	03	04	0326	WCA	PVC	400	1987					33.6	\$23,800		
03-04-0327	03	04	0327	WCA	CONC	375	1966					106.1	\$68,600		
03-04-0328	03	04	0328	WCA	VCT	300	1972					19.5	\$14,000		
03-04-0329	03	04	0329	WCA	PVC	200	UNKNOWN					26.0	\$16,800		
03-04-0330	03	04	0330	WCA	PVC	200	1987					6.0			
03-04-0331	03	04	0331	WCA	PVC	400	1987					24.4	\$18,200		
03-04-0333	03	04	0333	WCA	PVC	200	1987					5.0			
03-04-0335	03	04	0335	WCA	PVC	200	1987					10.8	\$7,000		
03-04-0337	03	04	0337	WCA	PVC	200	1987					4.0			
03-04-0339	03	04	0339	WCA	AC	250	1980					4.1			
03-04-0341	03	04	0341	WCA	PVC	200	1987					3.0			
03-04-0345	03	04	0345		CONC	600	1965	-7	ACTIVE		Main	61.7	\$53,200		
Potable Water Main															
03-05-0001	03	05	0001		UNKNOWN	200			ACTIVE		Distribution	79.2	\$46,200		
03-05-0002	03	05	0002	WCA	AC	200			ACTIVE		Distribution	117.1	\$67,200		

A3 Utilities

Asset Inventory					Value				Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-05-0003	03	05	0003	WCA	PVC	150	1987	35	ACTIVE		Distribution	0.8	
03-05-0004	03	05	0004	WCA	PVC	150	1987		ACTIVE		Distribution	7.9	
03-05-0005	03	05	0005		AC	100			ACTIVE		Distribution	91.6	\$49,000
03-05-0006	03	05	0006	WCA	AC	200			ACTIVE		Distribution	26.7	\$15,400
03-05-0007	03	05	0007		POLY E	200	1989	37	ACTIVE		Distribution	1.0	
03-05-0008	03	05	0008	WCA	AC	200			ACTIVE		Distribution	38.4	\$22,400
03-05-0009	03	05	0009		UNKNOWN								
03-05-0010	03	05	0010		PVC	200	1989	37	ACTIVE		Distribution	22.4	\$14,000
03-05-0011	03	05	0011	WCA	PVC	150	1987	35	ACTIVE		Distribution	4.3	
03-05-0012	03	05	0012	WCA	AC	200			ACTIVE		Distribution	28.3	\$16,800
03-05-0013	03	05	0013	City of Regina	AC	150	1955	-7	ACTIVE		Hydrant Lead	6.7	
03-05-0014	03	05	0014	WCA	AC	150			ACTIVE		Hydrant Lead	4.0	
03-05-0015	03	05	0015	WCA	AC	200			ACTIVE		Distribution	4.6	
03-05-0016	03	05	0016		PVC	150	1987	35	ACTIVE		Hydrant Lead	1.0	
03-05-0017	03	05	0017	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.5	\$37,800
03-05-0018	03	05	0018	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.5	
03-05-0019	03	05	0019		PVC	200	1989	37	ACTIVE		Distribution	18.6	\$11,200
03-05-0020	03	05	0020	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.4	\$37,800
03-05-0021	03	05	0021		POLY E	200	1982	30	ACTIVE		Distribution	0.9	
03-05-0022	03	05	0022	WCA	AC	200			ACTIVE		Distribution	103.9	\$60,200
03-05-0023	03	05	0023	City of Regina	AC	150	1955	-7	ACTIVE		Hydrant Lead	6.7	
03-05-0024	03	05	0024		AC	150			ACTIVE		Hydrant Lead	1.8	
03-05-0025	03	05	0025	WCA	AC	150			ACTIVE		Hydrant Lead	4.6	
03-05-0026	03	05	0026									40.0	
03-05-0027	03	05	0027	WCA	PVC	150	1987	35	ACTIVE		Distribution	3.7	
03-05-0028	03	05	0028	WCA	PVC	150	1987	35	ACTIVE		Distribution	19.2	\$11,200
03-05-0029	03	05	0029	WCA	AC	200			ACTIVE		Distribution	15.6	\$9,800
03-05-0030	03	05	0030	WCA	AC	300			ACTIVE	TO CONDENSER	Feeder	181.7	\$112,000
03-05-0031	03	05	0031	WCA	PVC	150	1987	35	ACTIVE		Distribution	7.0	
03-05-0032	03	05	0032	WCA	AC	200			ACTIVE		Distribution	5.0	
03-05-0033	03	05	0033	WCA	PVC	150	1987	35	ACTIVE		Distribution	7.9	
03-05-0034	03	05	0034		AC	150			ACTIVE		Hydrant Lead	0.6	
03-05-0038	03	05	0038		AC	200			ACTIVE		Distribution	2.0	
03-05-0039	03	05	0039	WCA	PVC	150	1987	35	ACTIVE		Distribution	3.0	
03-05-0040	03	05	0040	Walter Scott Bldg	AC	150			ACTIVE		Hydrant Lead	5.5	
03-05-0041	03	05	0041	WCA	PVC	200	1989	37	ACTIVE		Distribution	2.4	
03-05-0042	03	05	0042	WCA	AC	200			ACTIVE		Distribution	19.8	\$12,600
03-05-0043	03	05	0043	WCA	AC	150			ACTIVE		Hydrant Lead	2.9	
03-05-0044	03	05	0044		UNKNOWN	150			ACTIVE		Hydrant Lead	1.8	
03-05-0045	03	05	0045	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.8	
03-05-0047	03	05	0047	WCA	AC	100			ACTIVE		Distribution	142.2	\$77,000
03-05-0048	03	05	0048	PROV LAB	UNKNOWN	0			ACTIVE		Distribution	2.8	
03-05-0049	03	05	0049	WCA	AC	200			ACTIVE		Distribution	59.4	\$35,000
03-05-0050	03	05	0050		PVC	150	1989	37	ACTIVE		Distribution	1.8	
03-05-0051	03	05	0051	City of Regina	AC	100			ACTIVE		Distribution	5.9	
03-05-0052	03	05	0052	WCA	AC	200	1952	-10	ACTIVE		Distribution	127.4	\$75,600
03-05-0053	03	05	0053		PVC	200	1989	37	ACTIVE		Distribution	2.3	
03-05-0054	03	05	0054	WCA	PVC	150	1987	35	ACTIVE		Distribution	5.3	

Asset Inventory					Value				Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-05-0055	03	05	0055		UNKNOWN	150			ACTIVE		Hydrant Lead	21.3	\$12,600
03-05-0058	03	05	0058	WCA	AC	150			ACTIVE		Hydrant Lead	1.2	
03-05-0059	03	05	0059		AC	100			ACTIVE		Hydrant Lead	3.8	
03-05-0060	03	05	0060	WCA	AC	200			ACTIVE		Distribution	4.6	
03-05-0062	03	05	0062	Walter Scott Bldg	AC	150			ACTIVE		Distribution	32.3	\$18,200
03-05-0063	03	05	0063	WCA	AC	200			ACTIVE		Distribution	69.8	\$42,000
03-05-0064	03	05	0064	WCA	AC	150			ACTIVE		Distribution	69.8	\$39,200
03-05-0065	03	05	0065	WCA	PVC	150	1987	35	ACTIVE		Distribution	3.0	
03-05-0066	03	05	0066	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	6.4	
03-05-0067	03	05	0067		UNKNOWN	150			ACTIVE		Hydrant Lead	25.9	\$15,400
03-05-0068	03	05	0068	WCA	AC	200			ACTIVE		Distribution	102.5	\$61,600
03-05-0069	03	05	0069		AC	200	1955	-7	ACTIVE		Distribution	3.0	
03-05-0070	03	05	0070		AC	200	1975	13	ACTIVE		Distribution	6.4	
03-05-0071	03	05	0071	WCA	PVC	150	1987	35	ACTIVE		Distribution	1.2	
03-05-0072	03	05	0072	WCA	PVC	150	1987	35	ACTIVE		Distribution	34.6	\$19,600
03-05-0073	03	05	0073	WCA	PVC	150	1987	35	ACTIVE		Distribution	2.4	
03-05-0074	03	05	0074		AC	200	1955	-7	ACTIVE		Distribution	30.9	\$18,200
03-05-0075	03	05	0075	Walter Scott Bldg	AC	150			ACTIVE		Distribution	28.5	\$16,800
03-05-0078	03	05	0078	TC Douglas	AC	200			ACTIVE		Distribution	11.6	\$7,000
03-05-0079	03	05	0079	WCA	PVC	150	1987	35	ACTIVE		Distribution	0.9	
03-05-0080	03	05	0080	WCA	AC	150			ACTIVE		Hydrant Lead	10.7	\$7,000
03-05-0081	03	05	0081		PVC	150	1989	37	ACTIVE		Distribution	3.7	
03-05-0082	03	05	0082		AC	200	1952	-10	ACTIVE		Distribution	82.4	\$49,000
03-05-0084	03	05	0084	WCA	AC	200			ACTIVE		Distribution	79.9	\$47,600
03-05-0085	03	05	0085	WCA	AC	150			ACTIVE		Hydrant Lead	5.5	
03-05-0086	03	05	0086	WCA	AC	200			ACTIVE		Distribution	6.1	
03-05-0087	03	05	0087	WCA	AC	200			ACTIVE		Distribution	63.9	\$37,800
03-05-0088	03	05	0088	WCA	AC	150			ACTIVE		Hydrant Lead	23.0	\$14,000
03-05-0089	03	05	0089		PVC	150	1989	37	ACTIVE		Distribution	3.2	
03-05-0090	03	05	0090		PVC	250	1989	37	ACTIVE	C-900	Distribution	0.9	
03-05-0091	03	05	0091	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	2.0	
03-05-0092	03	05	0092		AC	200	1975	13	ACTIVE		Distribution	4.9	
03-05-0093	03	05	0093	WCA	AC	200			ACTIVE		Distribution	15.2	\$9,800
03-05-0094	03	05	0094	WCA	PVC	150	1987	35	ACTIVE		Distribution	68.9	\$39,200
03-05-0095	03	05	0095	WCA	PVC	150	1987	35	ACTIVE		Distribution	1.2	
03-05-0096	03	05	0096	WCA	AC	150			ACTIVE		Hydrant Lead	5.5	
03-05-0097	03	05	0097	WCA	AC	100			ACTIVE		Hydrant Lead	3.8	
03-05-0098	03	05	0098		AC	200	1955	-7	ACTIVE		Distribution	89.3	\$53,200
03-05-0099	03	05	0099		AC	200	1955	-7	ACTIVE		Distribution	59.5	\$35,000
03-05-0100	03	05	0100		AC	200	1955	-7	ACTIVE		Distribution	3.2	
03-05-0101	03	05	0101	Walter Scott Bldg	AC	150			ACTIVE		Distribution	56.8	\$32,200
03-05-0102	03	05	0102		AC	200			ACTIVE		Distribution	61.2	\$36,400
03-05-0103	03	05	0103	WCA	PVC	200	1989	37	ACTIVE		Distribution	0.9	
03-05-0104	03	05	0104		AC	200	1955	-7	ACTIVE		Distribution	89.4	\$53,200
03-05-0105	03	05	0105	WCA	AC	300			ACTIVE	FROM CONDENSER	Feeder	141.8	\$88,200
03-05-0106	03	05	0106	PROV LAB	UNKNOWN	200			ACTIVE		Distribution	13.9	\$8,400
03-05-0107	03	05	0107		AC	200			ACTIVE		Distribution	98.5	\$58,800
03-05-0108	03	05	0108	WCA	AC	150			ACTIVE		Hydrant Lead	10.7	\$7,000

Asset Inventory				Value					Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
03-05-0109	03	05	0109	WCA	AC	200			ACTIVE		Distribution	31.0	\$19,600
03-05-0110	03	05	0110		PVC	150	1987	35	ACTIVE		Distribution	1.2	
03-05-0111	03	05	0111		AC	150			ACTIVE		Hydrant Lead	1.2	
03-05-0112	03	05	0112		PVC	200	2009	57	ACTIVE		Distribution	0.3	
03-05-0113	03	05	0113		PVC	200	2009	57	ACTIVE		Distribution	0.3	
03-05-0114	03	05	0114	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	5.4	
03-05-0115	03	05	0115	WCA	AC	200			ACTIVE		Distribution	1.7	
03-05-0116	03	05	0116	City of Regina	PVC	150	1987	35	ACTIVE		Distribution	8.2	
03-05-0117	03	05	0117		AC	200			ACTIVE		Distribution	5.2	
03-05-0118	03	05	0118	WCA	AC	150			ACTIVE		Hydrant Lead	0.8	
03-05-0119	03	05	0119	WCA	AC	200			ACTIVE		Distribution	81.2	\$49,000
03-05-0120	03	05	0120		AC	200			ACTIVE		Distribution	33.7	\$21,000
03-05-0122	03	05	0122	WCA	AC	300			ACTIVE	TO CONDENSER	Feeder	140.8	\$86,800
03-05-0123	03	05	0123	WCA	AC	300			ACTIVE	FROM CONDENSER	Feeder	180.7	\$112,000
03-05-0124	03	05	0124		AC	200	1955	-7	ACTIVE		Distribution	16.9	\$11,200
03-05-0126	03	05	0126	WCA	AC	200	1952	-10	ACTIVE		Distribution	124.5	\$74,200
03-05-0140	03	05	0140			0						0.0	
03-05-0158	03	05	0158			0						0.0	
03-05-0223	03	05	0223			0						0.0	
03-05-0242	03	05	0242			0						0.0	
03-05-0255	03	05	0255			0						0.0	
03-05-0273	03	05	0273			0						0.0	
03-05-0297	03	05	0297			0						0.0	
03-05-0307	03	05	0307			0						0.0	
03-05-0323	03	05	0323			0						0.0	
03-05-0337	03	05	0337			0						0.0	
03-05-0357	03	05	0357			0						0.0	
03-05-0366	03	05	0366			0						0.0	
03-05-0375	03	05	0375	WCA	AC	200	1962	0	ACTIVE		Distribution	177.8	\$105,000
03-05-0376	03	05	0376		PVC	150	1987	35	ACTIVE		Hydrant Lead	2.1	
03-05-0379	03	05	0379	WCA	AC	200	1962	0	ACTIVE		Distribution	68.5	\$40,600
03-05-0380	03	05	0380	WCA	PVC	150	1987	35	ACTIVE		Distribution	64.3	\$36,400
03-05-0381	03	05	0381	WCA	AC	150	1962	0	ACTIVE		Distribution	28.7	\$16,800
03-05-0382	03	05	0382	WCA	AC	150	1962	0	ACTIVE		Hydrant Lead	1.8	
03-05-0383	03	05	0383	WCA	AC	200	1962	0	ACTIVE		Distribution	45.7	\$28,000
03-05-0384	03	05	0384		AC	150	1962	0	ACTIVE		Distribution	1.8	
03-05-0385	03	05	0385	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	1.5	
03-05-0386	03	05	0386		PVC	150	1987	35	ACTIVE		Distribution	96.2	\$53,200
03-05-0387	03	05	0387	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	11.7	\$7,000
03-05-0388	03	05	0388	WCA	PVC	150	1987	35	ACTIVE		Hydrant Lead	9.1	
03-05-0390	03	05	0390			0						0.0	
03-05-0035	03	05	0035										

Asset Inventory							Value	Condition			Maintenance		
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer													
04-03-0001	04	03	0001	WCA	VCT	200	1953	-9	ACTIVE		Main	63.1	\$40,600
04-03-0003	04	03	0003		VCT	200	1966	4	ABANDONED		Main	66.9	\$43,400
04-03-0004	04	03	0004	WCA	PVC	75	1982	30	ACTIVE	SERVICE TO MAINTENANCE DEPOT START INVERT CALCULATED	Main	96.1	\$53,200
04-03-0011	04	03	0011		VCT	200			ABANDONED		Main	63.7	\$40,600
04-03-0016	04	03	0016	WCA	AC	100			ACTIVE		Main	111.2	\$65,800
04-03-0017	04	03	0017	WCA	VCT	200			ACTIVE		Main	59.0	\$35,000
04-03-0018	04	03	0018	Science Center	VCT	200			ACTIVE		Main	16.8	\$11,200
04-03-0019	04	03	0019	WCA	VCT	200			ACTIVE		Main	90.6	\$54,600
Storm Sewer													
04-04-0001	04	04	0001	WCA	CONC	250			ACTIVE		Main	106.7	\$70,000
04-04-0002	04	04	0002	WCA	VCT	450	1980	18	ACTIVE	YONEDA & ASSOC.	Main	81.0	\$60,200
04-04-0003	04	04	0003	WCA	VCT	300	1980	18	ACTIVE	YONEDA & ASSOC.	Main	11.4	\$8,400
04-04-0004	04	04	0004	WCA	CONC	250			ACTIVE		Main	37.1	\$25,200
04-04-0005	04	04	0005	WCA	VCT	450	1980	18	ACTIVE		Main	42.8	\$32,200
04-04-0006	04	04	0006	WCA	VCT	300			ACTIVE		Main	15.6	\$11,200
04-04-0007	04	04	0007	WCA	RCP	600	1980		ACTIVE	YONEDA & ASSOC.	Main	54.6	\$47,600
04-04-0008	04	04	0008	WCA	CONC	250			ACTIVE		Main	10.7	\$7,000
04-04-0009	04	04	0009	WCA	CONC	250			ACTIVE		Main	50.2	\$33,600
04-04-0010	04	04	0010	WCA	CONC	250			ACTIVE		Main	415.5	\$268,800
04-04-0011	04	04	0011	Science Center	VCT	375	1980		ACTIVE	YONEDA & ASSOC.	Main	54.3	\$39,200
04-04-0012	04	04	0012	WCA	CONC	250			ACTIVE		Main	1.9	
04-04-0013	04	04	0013	City of Regina	CONC	900	1953	-19	ACTIVE		Trunk	144.6	\$152,600
04-04-0014	04	04	0014	WCA	VCT	300						0.0	
04-04-0015	04	04	0015	WCA	CONC	250						10.0	\$7,000
04-04-0018	04	04	0018		VCT	200						0.0	
04-04-0021	04	04	0021	WCA	CONC	250						0.0	
04-04-0022	04	04	0022	WCA	VCT	300						0.0	
04-04-0023	04	04	0023	WCA	CONC	250						0.0	
04-04-0024	04	04	0024	WCA	PVC RIBBED	300	UNKNOWN		ACTIVE		Main	8.7	
04-04-0025	04	04	0025	WCA	VCT	375	1980	18	ACTIVE	YONEDA & ASSOC.	Main	47.4	\$33,600
04-04-0026	04	04	0026	City of Regina	CONC	600	1947	-25	ACTIVE		Main	124.0	\$106,400
04-04-0027	04	04	0027	City of Regina	CONC	1200	1948	-24	ACTIVE		Trunk	66.5	\$79,800
04-04-0028	04	04	0028		CONC	600	1947	-25	ACTIVE		Main	9.1	
04-04-0029	04	04	0029	City of Regina	CONC	1050	1948	-24	ACTIVE		Trunk	126.2	\$141,400
04-04-0030	04	04	0030	WCA	VCT	375	1969		ACTIVE		Main	23.9	\$16,800
04-04-0031	04	04	0031	WCA	VCT	375	1969		ACTIVE		Main	67.0	\$47,600
04-04-0032	04	04	0032		UNKNOWN	375	1969		ACTIVE		Main	26.1	\$19,600
04-04-0033	04	04	0033	WCA	VCT	300	1980	18	ACTIVE	YONEDA & ASSOC.	Main	57.4	\$39,200
04-04-0034	04	04	0034	City of Regina	CONC	1800	1953	-19	ACTIVE		Trunk	154.6	\$196,000
04-04-0035	04	04	0035	WCA	VCT	200						31.9	\$19,600
04-04-0037	04	04	0037	WCA	VCT	375						10.6	\$7,000
04-04-0039	04	04	0039	WCA	VCT	450						22.7	\$14,000
04-04-0040	04	04	0040	WCA	VCT	250						128.7	\$77,000
04-04-0041	04	04	0041	WCA	VCT	300						63.4	\$37,800
04-04-0042	04	04	0042	WCA	PVC	300	UNKNOWN					21.4	\$14,000
04-04-0043	04	04	0043	WCA	VCT	250	UNKNOWN					36.9	\$22,400

A4 Utilities

Asset Inventory							Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
04-04-0044	04	04	0044	WCA	VCT	200						63.6	\$37,800
04-04-0045	04	04	0045	WCA	RCP	750	1980		ACTIVE	YONEDA & ASSOC.	Main	59.7	\$58,800
04-04-0046	04	04	0046	City of Regina	CONC	1800	1957	-15	ACTIVE	Start Elevation Calculated	Trunk	431.8	\$544,600
04-04-0047	04	04	0047	WCA	VCT	375						0.0	
04-04-0048	04	04	0048		CONC	250	1958	-14	ACTIVE		Main	7.1	
Potable Water Main													
04-05-0002	04	05	0002	WCA	COPPER	40			ACTIVE		Distribution	114.2	\$65,800
04-05-0063	04	05	0063	WCA	COPPER	50			ACTIVE		Distribution	89.6	\$53,200
04-05-0065	04	05	0065		AC	200	1953	-9	ACTIVE		Distribution	128.3	\$74,200
04-05-0066	04	05	0066		PVC	150			ACTIVE		Hydrant Lead	3.4	
04-05-0068	04	05	0068		PVC	200	2003	51	ACTIVE		Distribution	0.6	
04-05-0069	04	05	0069		AC	200	1953	-9	ACTIVE		Distribution	4.5	
04-05-0071	04	05	0071	City of Regina	AC	450			ACTIVE	U:1691	Feeder	101.4	\$82,600
04-05-0072	04	05	0072	City of Regina	AC	400			ACTIVE		Feeder	2.5	
04-05-0073	04	05	0073	Science Center	AC	200			ACTIVE		Distribution	14.9	\$9,800
04-05-0074	04	05	0074	WCA	AC	150			ACTIVE		Hydrant Lead	65.3	\$36,400
04-05-0077	04	05	0077	WCA	CI	150	1914	-48	ACTIVE		Distribution	2.0	
04-05-0080	04	05	0080	City of Regina	AC	150	1954	-8	ACTIVE		Distribution	9.9	
04-05-0081	04	05	0081	City of Regina	AC	400			ACTIVE		Feeder	1.0	
04-05-0091	04	05	0091		AC	200	1953	-9	ACTIVE		Distribution	17.9	\$11,200
04-05-0092	04	05	0092	WCA	AC	150			ACTIVE		Hydrant Lead	1.2	
04-05-0096	04	05	0096	WCA	CI	150	1914	-48	ACTIVE	RECONNECTED 1982	Distribution	53.1	\$29,400
04-05-0102	04	05	0102	Science Center	AC	150	1954	-8	ACTIVE		Distribution	5.5	
04-05-0105	04	05	0105	City of Regina	AC	400			ACTIVE	U:1691	Feeder	250.5	\$193,200
04-05-0110	04	05	0110	City of Regina	AC	450			ACTIVE		Feeder	39.0	\$32,200
04-05-0115	04	05	0115	City of Regina	AC	450			ACTIVE		Feeder	43.4	\$36,400
04-05-0116	04	05	0116	City of Regina	AC	200			ACTIVE		Distribution	1.5	
04-05-0117	04	05	0117		PVC	150			ACTIVE		Hydrant Lead	1.0	
04-05-0119	04	05	0119	City of Regina	AC	150	1954	-8	ACTIVE		Distribution	109.7	\$61,600
04-05-0120	04	05	0120	WCA	PVC	150			ACTIVE		Hydrant Lead	4.9	
04-05-0170	04	05	0170	Science Center	AC	150	UNKNOWN		ACTIVE		Distribution	3.9	
04-05-0172	04	05	0172	Science Center	AC	150	1954		ACTIVE		Distribution	37.3	\$22,400
04-05-0186	04	05	0186	WCA	COPPER	40	1985		ACTIVE		Distribution	40.0	\$23,800

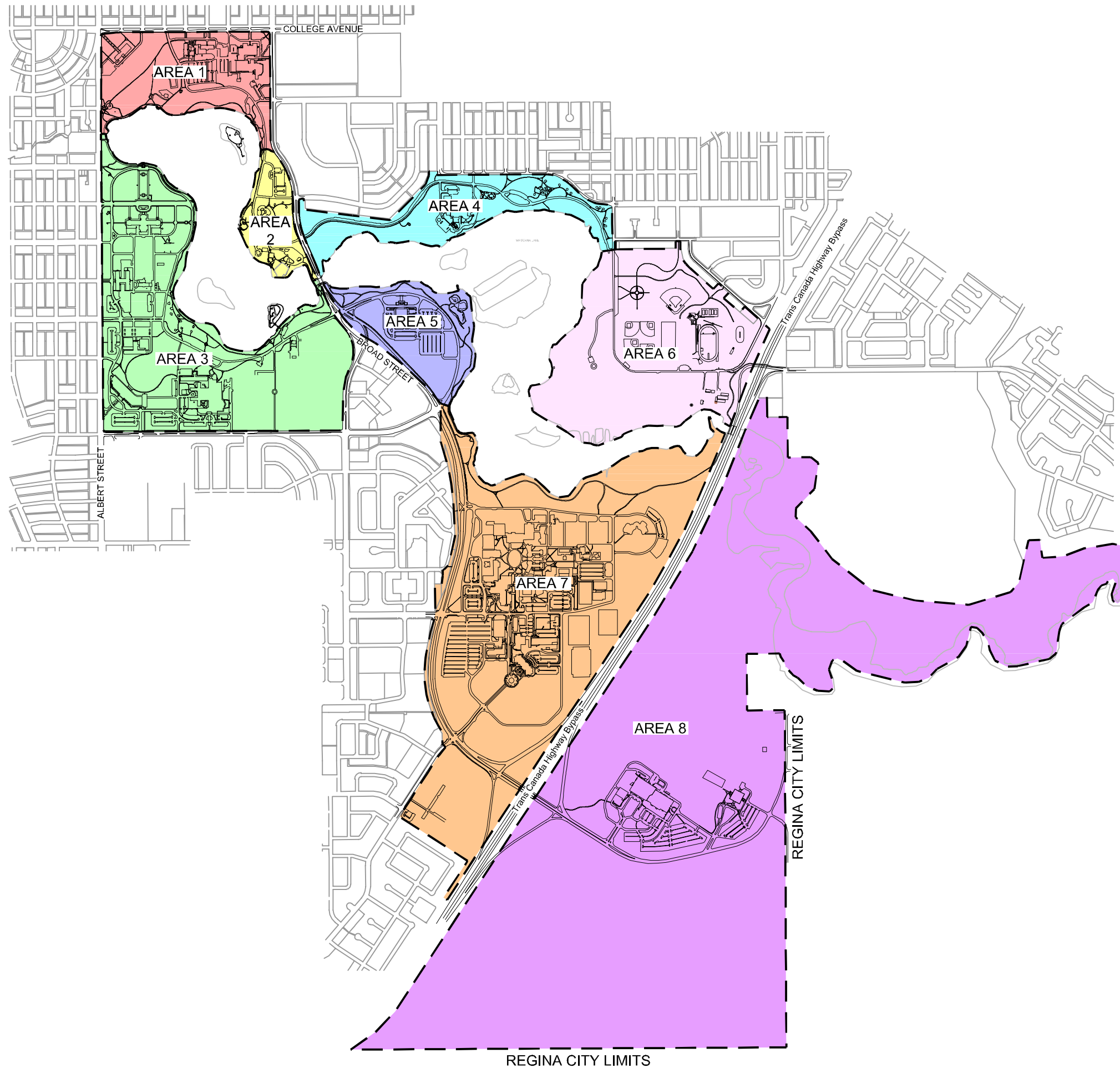
Asset Inventory							Value			Condition		Maintenance	
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer													
05-03-0001	05	03	0001	onexus Arts Cent	AC	100	1969	7	ACTIVE	FORCE MAIN	Force	11.6	\$7,000
05-03-0002	05	03	0002	City of Regina	VCT	250	1965	3	ACTIVE		Main	18.5	\$12,600
05-03-0003	05	03	0003	WCA	AC	100	1969	7	ACTIVE	FORCE MAIN	Force	142.5	\$81,200
Storm Sewer													
05-04-0002	05	04	0002	WCA	VCT	600	1969	-3	ACTIVE		Main	46.5	\$85,400
05-04-0003	05	04	0003	WCA	VCT	525	1969	-3	ACTIVE		Main	46.4	\$85,400
05-04-0004	05	04	0004	WCA	CONC	600	1969	-3	ACTIVE		Main	26.1	\$85,400
05-04-0006	05	04	0006	WCA	CONC	500	1969	-3	ACTIVE		Main	59.5	\$42,000
05-04-0007	05	04	0007	WCA	CONC	375	1969	-3	ACTIVE		Main	59.7	\$42,000
05-04-0008	05	04	0008	WCA	VCT	300			ACTIVE		Main	101.1	\$71,400
05-04-0009	05	04	0009	WCA	VCT	300	1969		ACTIVE		Main	30.1	\$74,200
05-04-0010	05	04	0010	WCA	VCT	375	1969		ACTIVE		Main	56.2	\$70,000
05-04-0011	05	04	0011	WCA	VCT	525	1969		ACTIVE		Main	37.3	\$67,200
05-04-0012	05	04	0012	WCA	VCT	525	1969	7	ACTIVE		Main	50.5	\$67,200
05-04-0013	05	04	0013	WCA	VCT	525	1969		ACTIVE		Main	85.9	\$70,000
05-04-0014	05	04	0014	WCA	RCP	750	1969		ACTIVE		Main	17.7	\$42,000
05-04-0015	05	04	0015	WCA	VCT	450	1969		ACTIVE		Main	13.5	\$42,000
05-04-0016	05	04	0016	WCA	VCT	600	1969		ACTIVE		Main	42.2	\$42,000
05-04-0017	05	04	0017	WCA	VCT	600	1969	-3	ACTIVE		Main	25.4	\$96,600
05-04-0018	05	04	0018	WCA	VCT	375	1969	-3	ACTIVE		Main	30.8	\$74,200
05-04-0019	05	04	0019	WCA	VCT	450	1969	-3	ACTIVE		Main	77.0	\$85,400
05-04-0020	05	04	0020	WCA	VCT	525	1969		ACTIVE		Main	90.8	\$85,400
05-04-0021	05	04	0021		UNKNOWN	375	1969		ACTIVE		Main	34.5	\$70,000
05-04-0022	05	04	0022	WCA	VCT	450	1969		ACTIVE		Main	64.6	\$70,000
05-04-0023	05	04	0023	WCA	VCT	600	1969		ACTIVE		Main	70.8	\$42,000
05-04-0024	05	04	0024	WCA	VCT	375	1965	-7	ACTIVE		Main	70.2	\$51,800
05-04-0027	05	04	0027	WCA	VCT	300	1969		ACTIVE		Main	13.4	\$9,800
05-04-0028	05	04	0028	WCA	VCT	250	1969		ACTIVE		Main	18.2	\$12,600
05-04-0029	05	04	0029	WCA	VCT	300	1969		ACTIVE		Main	32.6	\$23,800
05-04-0030	05	04	0030	WCA	VCT	300	1969		ACTIVE		Main	25.6	\$18,200
05-04-0031	05	04	0031	WCA	VCT	250	1969		ACTIVE		Main	15.6	\$11,200
05-04-0032	05	04	0032	City of Regina	VCT	250			ACTIVE		Main	19.3	\$14,000
05-04-0033	05	04	0033	WCA	VCT	300			ACTIVE		Main	11.3	\$8,400
05-04-0034	05	04	0034	WCA	VCT	300			ACTIVE		Main	4.7	
05-04-0035	05	04	0035	WCA	VCT				ACTIVE		Main	10.1	\$7,000
05-04-0036	05	04	0036	onexus Arts Cent	VCT	375			ACTIVE		Main	31.7	\$23,800
05-04-0037	05	04	0037	WCA	VCT				ACTIVE		Main	10.2	\$7,000
05-04-0038	05	04	0038	WCA	VCT	200	1969		ACTIVE		Main	11.9	\$8,400
05-04-0039	05	04	0039	WCA	VCT	200	1969		ACTIVE		Main	10.9	\$8,400
05-04-0040	05	04	0040	WCA	VCT	300	1969		ACTIVE		Main	9.0	
05-04-0041	05	04	0041	WCA	VCT	200	1969		ACTIVE		Main	17.3	\$12,600
05-04-0042	05	04	0042	WCA	VCT	300	1969		ACTIVE		Main	10.8	\$8,400
05-04-0043	05	04	0043	WCA	VCT	300	1969		ACTIVE		Main	15.9	\$11,200
05-04-0044	05	04	0044	WCA	VCT	300	1969		ACTIVE		Main	13.5	\$9,800
05-04-0045	05	04	0045	WCA	VCT	250	1969		ACTIVE		Main	11.8	\$8,400
05-04-0046	05	04	0046	WCA	VCT	450	1969		ACTIVE		Main	33.3	\$25,200
05-04-0047	05	04	0047	WCA	VCT	300	1969		ACTIVE		Main	32.6	\$23,800

Asset Inventory							Value		Condition				Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Approx Yrs Remaining	Status	Comments	Sub Type Name	Length	Cost \$
05-04-0048	05	04	0048	WCA	VCT	200	1969		ACTIVE		Main	10.9	\$8,400
05-04-0049	05	04	0049	WCA	VCT	450	1969		ACTIVE		Main	20.8	\$15,400
05-04-0050	05	04	0050	WCA	VCT	300	1969		ACTIVE		Main	23.5	\$16,800
05-04-0051	05	04	0051	WCA	VCT	300	1969		ACTIVE		Main	14.6	\$11,200
05-04-0052	05	04	0052	WCA	VCT	250	1969		ACTIVE		Main	9.8	
05-04-0053	05	04	0053	WCA	VCT	300	1969		ACTIVE		Main	13.8	\$9,800
05-04-0054	05	04	0054	WCA	VCT	300	1969		ACTIVE		Main	69.9	\$49,000
05-04-0055	05	04	0055	WCA	VCT	300	1969		ACTIVE		Main	10.8	\$8,400
05-04-0056	05	04	0056	WCA	VCT	300			ACTIVE		Main	7.8	
05-04-0057	05	04	0057	WCA	VCT	375			ACTIVE		Main	14.4	\$11,200
05-04-0058	05	04	0058	WCA	VCT	300			ACTIVE		Main	11.4	\$8,400
Potable Water Main													
05-05-0003	05	05	0003	City of Regina	AC	300	1965	3	ACTIVE		Feeder	2.4	
05-05-0004	05	05	0004	City of Regina	AC	300	1965	3	ACTIVE		Feeder	4.0	
05-05-0005	05	05	0005	onexus Arts Cen	AC	200			ACTIVE		Distribution	26.9	\$56,980
05-05-0006	05	05	0006	WCA	UNKNOWN	200	1968		ACTIVE		Distribution	4.2	
05-05-0007	05	05	0007	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	0.7	
05-05-0008	05	05	0008	City of Regina	AC	400	1962	0	ACTIVE		Feeder	3.0	
05-05-0009	05	05	0009	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	9.9	\$77,000
05-05-0010	05	05	0010	WCA	AC	200			ACTIVE		Distribution	12.8	\$56,980
05-05-0011	05	05	0011	WCA	AC	150			ACTIVE		Hydrant Lead	2.0	
05-05-0012	05	05	0012	WCA	AC	150			ACTIVE		Hydrant Lead	45.8	\$54,880
05-05-0017	05	05	0017	City of Regina	AC	450	1962	0	ACTIVE		Feeder	8.1	\$81,200
05-05-0018	05	05	0018	City of Regina	AC	400	1962	0	ACTIVE		Feeder	1.5	\$77,000
05-05-0022	05	05	0022	City of Regina	AC	450	1962	0	ACTIVE		Feeder	374.8	\$81,200
05-05-0025	05	05	0025	WCA	AC	200	1969	7	ACTIVE		Distribution	88.2	\$56,980
05-05-0026	05	05	0026	City of Regina	AC	300	1965	3	ACTIVE		Feeder	15.0	\$72,100
05-05-0029	05	05	0029	City of Regina	AC	400	1970	8	ACTIVE	ASSOCIATED ENGINEERING	Feeder	328.6	\$77,000
05-05-0094	05	05	0094	WCA	AC	150	1969	7	ACTIVE		Hydrant Lead	4.6	
05-05-0097	05	05	0097	WCA	AC	150	1969	7	ACTIVE		Distribution	86.3	\$54,880
05-05-0101	05	05	0101	WCA	AC	150	1969	7	ACTIVE		Distribution	9.1	
05-05-0104	05	05	0104	WCA	AC	150	1969	7	ACTIVE		Distribution	14.5	\$54,880
05-05-0105	05	05	0105	City of Regina	AC	150	1969	7	ACTIVE		Distribution	0.6	
05-05-0106	05	05	0106	WCA	AC	150	1969	7	ACTIVE		Distribution	19.2	\$54,880

Asset Inventory								Value		Condition			Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
Sanitary Sewer													
06-03-0001	06	03	0001	WCA	C1	100	1968	6	ACTIVE		Main	4.0	\$60,200
06-03-0002	06	03	0002	WCA	CONC	N/A	1968	6	ACTIVE	SEPTIC TANK - GREENHOUSE	Main	0.0	
06-03-0003	06	03	0003	WCA	CONC	N/A	1958	-4	ACTIVE	SEPTIC TANK - MECH SHOP	Main	0.0	
06-03-0004	06	03	0004	WCA	VCT	200	1961	-1	ACTIVE		Main	96.6	\$65,800
06-03-0005	06	03	0005	WCA	AC	100	1986	24	ACTIVE		Main	25.0	\$60,200
06-03-0006	06	03	0006	WCA	CONC	N/A	1979	17	ACTIVE	SEPTIC TANK - DEPOT	Main	0.0	
06-03-0007	06	03	0007	WCA	UNKNOWN	100	1979	17	ACTIVE		Main	25.0	\$60,200
06-03-0008	06	03	0008	WCA	VCT	200	1961	-1	ACTIVE		Main	94.5	\$64,400
06-03-0015	06	03	0015	City of Regina	VCT	200	1961	-1	ACTIVE		Main	35.1	\$23,800
Storm Sewer													
06-04-0018	06	04	0018		CONC	300	1975	3	ACTIVE		Main	85.0	\$56,000
06-04-0019	06	04	0019		VCT	250	1971	9	ACTIVE		Main	102.6	\$61,600
06-04-0020	06	04	0020		VCT	300	1971	9	ACTIVE		Main	92.2	\$58,800
06-04-0021	06	04	0021		VCT	300	1975	13	ACTIVE		Main	10.8	\$7,000
06-04-0023	06	04	0023		CONC	300	1975	3	ACTIVE		Main	62.5	\$40,600
06-04-0025	06	04	0025		VCT	300	1975	13	ACTIVE		Main	72.5	\$46,200
06-04-0026	06	04	0026		CONC	300	1971	-1	ACTIVE		Main	84.3	\$54,600
06-04-0027	06	04	0027		VCT	300	1975	13	ACTIVE		Main	96.0	\$61,600
06-04-0028	06	04	0028		VCT	200	1975	13	ACTIVE		Main	60.7	\$36,400
06-04-0033	06	04	0033	WCA	VCT	200	1975	13	ACTIVE		Main	47.0	\$28,000
06-04-0035	06	04	0035	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,800
06-04-0042	06	04	0042	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,800
06-04-0044	06	04	0044	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,200
06-04-0047	06	04	0047	WCA	VCT	200	1971	9	ACTIVE		Main	4.3	
06-04-0048	06	04	0048	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,200
06-04-0049	06	04	0049	WCA	VCT	200	1975	13	ACTIVE		Main	39.5	\$23,800
06-04-0050	06	04	0050	WCA	VCT	200	1975	13	ACTIVE		Main	41.3	\$25,200
06-04-0052	06	04	0052	WCA	VCT	200	1975	13	ACTIVE		Main	13.1	\$8,400
06-04-0053	06	04	0053	WCA	VCT	200	1971	9	ACTIVE		Main	96.2	\$57,400
06-04-0067	06	04	0067	WCA	VCT	300	1986	24	ACTIVE		Main	70.2	\$44,800
06-04-0068	06	04	0068	WCA	VCT	375	1986	24	ACTIVE		Main	71.7	\$46,200
06-04-0069	06	04	0069	WCA	CONC	450	1986	14	ACTIVE		Main	154.6	\$106,400
06-04-0070	06	04	0070	WCA	CONC	450	1986	14	ACTIVE		Main	154.6	\$106,400
06-04-0071	06	04	0071	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$180,600
06-04-0072	06	04	0072	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$176,400
06-04-0073	06	04	0073	WCA	CONC	600	1986	14	ACTIVE		Main	272.5	\$176,400
Potable Water Main													
06-05-0002	06	05	0002	WCA	AC	150	1959	-3	ACTIVE		Distribution	210.7	\$116,200
06-05-0008	06	05	0008	WCA	AC	100	UNKNOWN	NA	ACTIVE		Distribution	50.0	\$26,600
06-05-0009	06	05	0009	WCA	P.E.	50	UNKNOWN	NA	ACTIVE		Distribution	163.0	\$105,000
06-05-0010	06	05	0010	WCA	UNKNOWN	19	UNKNOWN	NA	ACTIVE		Distribution	59.0	\$39,200
06-05-0072	06	05	0072	WCA	AC	150	1961	-1	ACTIVE		Distribution	6.1	
06-05-0073	06	05	0073	WCA	AC	150	1961	-1	ACTIVE		Distribution	1.5	
06-05-0081	06	05	0081	WCA	AC	150	1961	-1	ACTIVE		Distribution	25.3	\$14,000
06-05-0091	06	05	0091	WCA	AC	150	1961	-1	ACTIVE		Distribution	1.0	
06-05-0094	06	05	0094	WCA	AC	150	1961	-1	ACTIVE		Distribution	33.5	\$19,600
06-05-0095	06	05	0095	WCA	AC	150	1961	-1	ACTIVE		Distribution	142.0	\$78,400
06-05-0096	06	05	0096	WCA	AC	150	1961	-1	ACTIVE		Hydrant Lead	1.3	
06-05-0102	06	05	0102	WCA	AC	150	1961	-1	ACTIVE		Distribution	12.8	\$8,400

Asset Inventory								Value		Condition			Maintenance
AEID	Area	Type	Segment	Owner	Material	Diameter	Installation	Remaining	Status	Comments	Sub Type Name	Length	Cost \$
06-05-0103	06	05	0103	WCA	AC	150	1961	-1	ACTIVE		Hydrant Lead	24.4	\$14,000
06-05-0105	06	05	0105	WCA	AC	150	1961	-1	ACTIVE		Distribution	9.4	
06-05-0110	06	07	0110	WCA	UNKNOWN	UNKNOWN					Distribution	7.0	
06-05-0129	06	06	0129	WCA	UNKNOWN	UNKNOWN					Distribution	3.5	
06-05-0146	06	05	0146		AC	200	1958	-4	ACTIVE		Distribution	1.2	
06-05-0147	06	05	0147	WCA	PVC	200	1998	46	ACTIVE		Distribution	4.3	
06-05-0148	06	05	0148	WCA	AC	200	1959	-3	ACTIVE		Distribution	39.4	\$23,800
06-05-0149	06	05	0149	WCA	PVC	200	2008	56	ACTIVE	REPAIRED 2008/10/14	Distribution	4.0	
06-05-0151	06	05	0151	WCA	AC	200	1959	-3	ACTIVE		Distribution	114.6	\$65,800
06-05-0157	06	05	0157	WCA	AC	150	1959	-3	ACTIVE		Distribution	69.5	\$39,200
06-05-0158	06	05	0158	WCA	AC	200	1959	-3	ACTIVE		Distribution	2.0	
06-05-0159	06	05	0159	WCA	AC	200	1959	-3	ACTIVE		Distribution	1.2	
06-05-0160	06	05	0160	WCA	PVC	200	2000	48	ACTIVE		Distribution	18.0	\$12,600
06-05-0161	06	05	0161	WCA	PVC	200	2000	48	ACTIVE		Distribution	4.0	
06-05-0163	06	05	0163	WCA	AC	150	1959	-3	ACTIVE		Distribution	6.2	
06-05-0164	06	05	0164	WCA	PVC	150	1998	46	ACTIVE		Hydrant Lead	0.6	
06-05-0165	06	05	0165	WCA	AC	150	1959	-3	ACTIVE		Distribution	125.0	\$70,000
06-05-0169	06	05	0169	WCA	AC	150	1959	-3	ACTIVE		Hydrant Lead	1.2	
06-05-0171	06	05	0171	WCA	PVC	150			ACTIVE		Distribution	7.0	
06-05-0174	06	05	0174	WCA	PVC	150	2004	52	ACTIVE	DESIGN DATA	Hydrant Lead	0.6	
06-05-0179	06	05	0179	WCA	AC	150	1959	-3	ACTIVE		Distribution	56.8	\$32,200
06-05-0180	06	05	0180	WCA	AC	150	1959	-3	ACTIVE		Hydrant Lead	1.2	
06-05-0181	06	05	0181	WCA	PVC	150	2004	52	ACTIVE	DESIGN DATA	Distribution	2.2	
06-05-0186	06	05	0186	WCA	AC	150	1959	-3	ACTIVE		Distribution	149.0	\$82,600
06-05-0187	06	05	0187	WCA	PVC	150	2001	49	ACTIVE		Hydrant Lead	1.1	
06-05-0188	06	05	0188	WCA	AC	150	1964	2	NOT IN USE	ABANDONED 2004	Distribution	61.2	\$33,600
06-05-0190	06	05	0190	WCA	PVC	150	2004				Distribution	83.8	\$54,600
06-05-0191	06	05	0191	WCA	AC	150	1959	-3	ACTIVE		Distribution	183.2	\$100,800
06-05-0192	06	05	0192	WCA	AC	150	1959	-3	ACTIVE		Distribution	201.2	\$110,600
06-05-0193	06	05	0193	WCA	AC	150	1959	-3	ACTIVE		Distribution	96.5	\$53,200
06-05-0194	06	05	0194	WCA	AC	150	1959	-3	ACTIVE		Distribution	6.1	
06-05-0196	06	05	0196	WCA	AC	150	1959	-3	ACTIVE		Hydrant Lead	0.5	
06-05-0199	06	05	0199	WCA	AC	150	1959	-3	ACTIVE		Distribution	46.3	\$26,600
06-05-0202	06	05	0202	WCA	AC	150	1959	-3	ACTIVE	283.403 E OF MCDONALD ST	Hydrant Lead	1.4	
06-05-0203	06	05	0203	WCA	AC	150	1959	-3	ACTIVE		Distribution	5.6	
06-05-0204	06	05	0204	WCA	PVC	150	2008	56	ACTIVE	REPAIRED 2008/03/20	Distribution	4.0	
06-05-0217	06	05	0217	WCA	PVC	100					Distribution	128.5	\$84,000

C Appendix C - Figures



WASCANA CENTRE AUTHORITY

OVERALL MAP

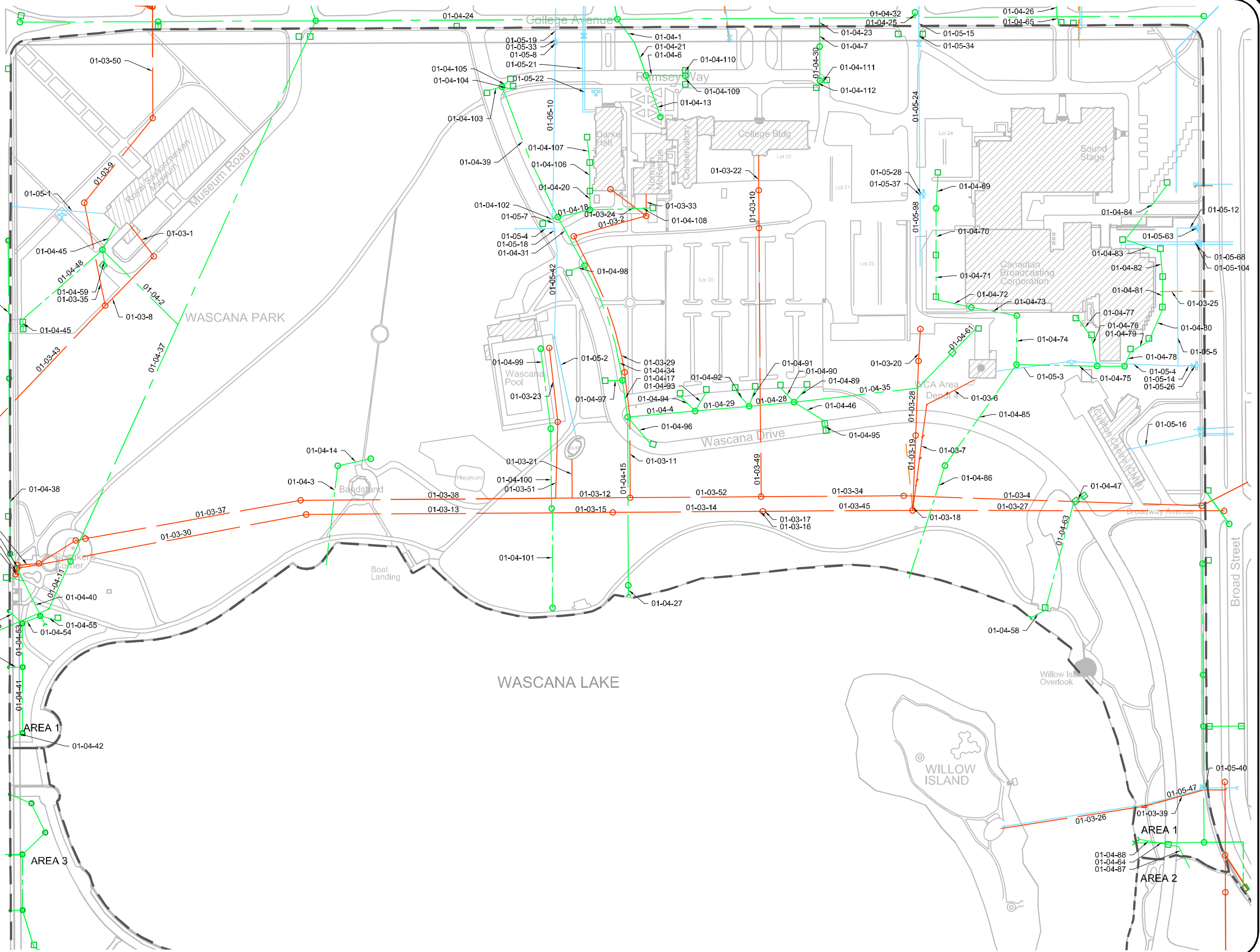
AREA 1	AREA 5
AREA 2	AREA 6
AREA 3	AREA 7
AREA 4	AREA 8



AREA 1

UTILITIES

- | | | | |
|-------|---------------------|---|--------------|
| ○ | MANHOLE | □ | CATCH BASIN |
| ● | MANHOLE | ■ | CATCH BASIN |
| ○ | MANHOLE | ⚡ | FIRE HYDRANT |
| ✕ | VALVE | | |
| ⌵ | CHECK VALVE | | |
| — | POTABLE WATER MAIN | | |
| - - - | STORM SEWER MAIN | | |
| - - - | SANITARY SEWER MAIN | | |
| - - - | AREA BOUNDARY | | |

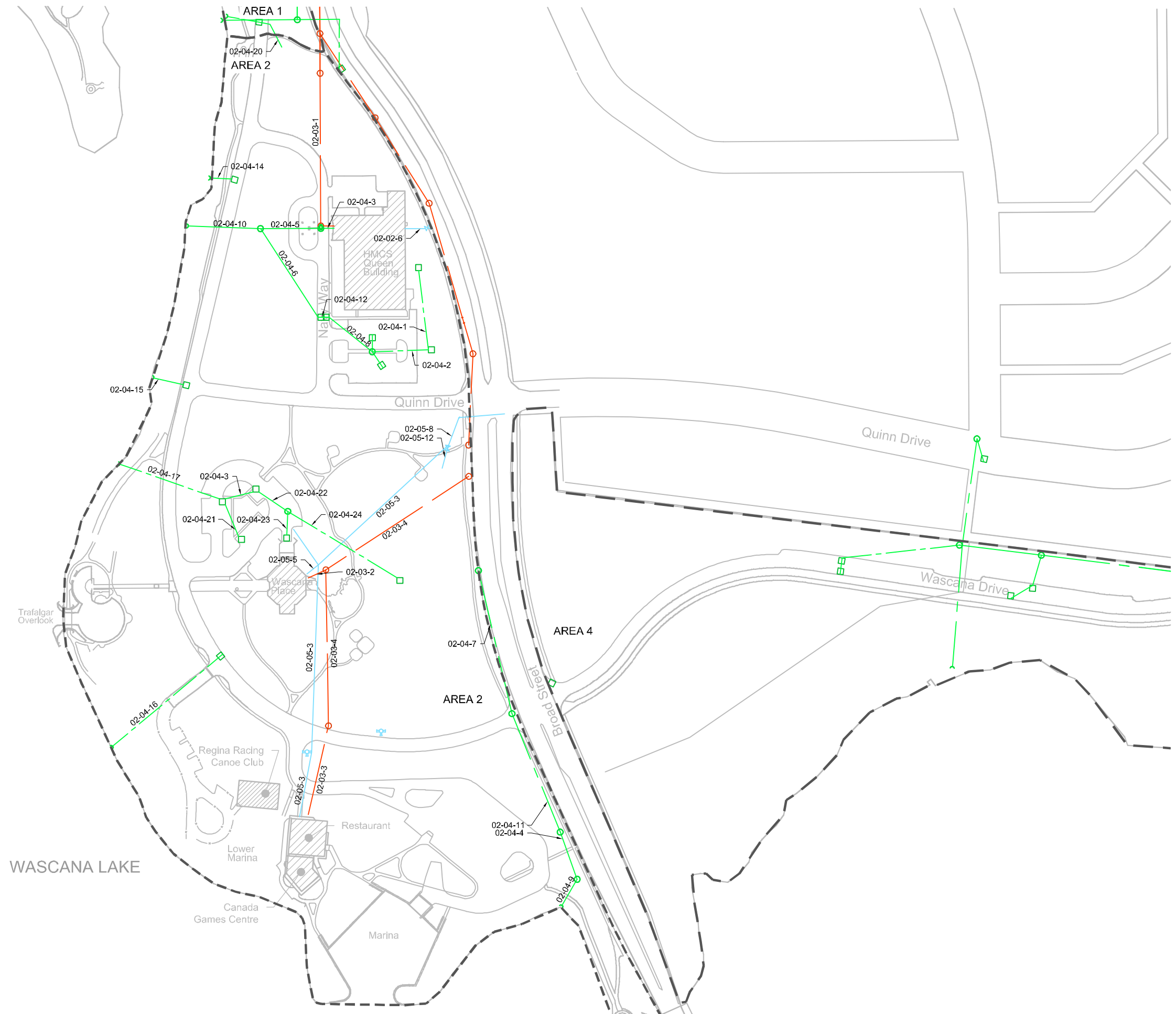


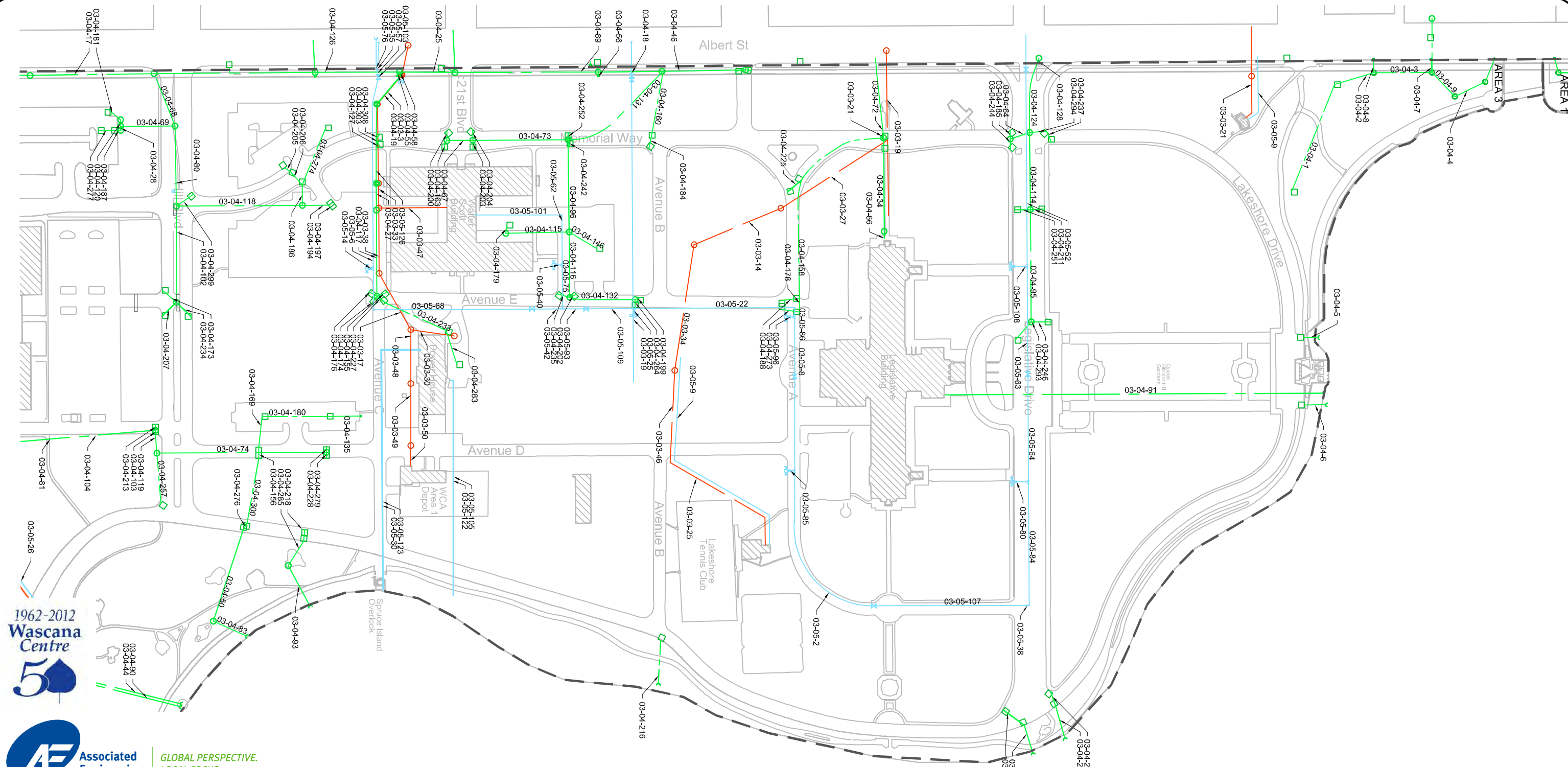


AREA 2

UTILITIES

○	MANHOLE	□	CATCH BASIN
○	MANHOLE	■	CATCH BASIN
○	MANHOLE	⚡	FIRE HYDRANT
✕	VALVE		
⌞	CHECK VALVE		
—	POTABLE WATER MAIN		
- - -	STORM SEWER MAIN		
- - -	SANITARY SEWER MAIN		
- - -	AREA BOUNDARY		

















1962-2012
**Wascana
Centre**



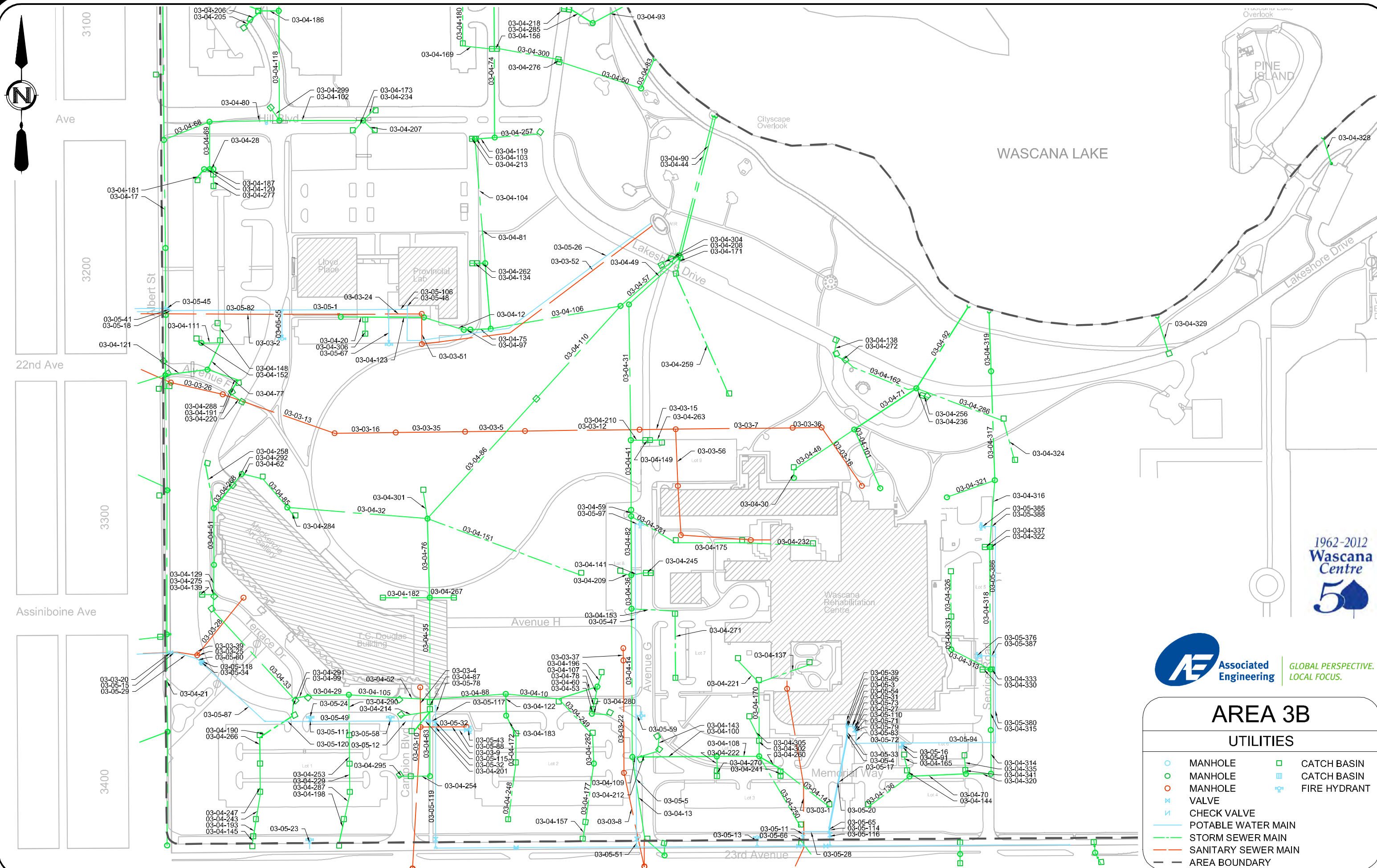

**Associated
Engineering**
GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 3A

UTILITIES

- | | | | |
|---|---------------------|---|--------------|
|  | MANHOLE |  | CATCH BASIN |
|  | MANHOLE |  | CATCH BASIN |
|  | MANHOLE |  | FIRE HYDRANT |
|  | VALVE | | |
|  | CHECK VALVE | | |
|  | POTABLE WATER MAIN | | |
|  | STORM SEWER MAIN | | |
|  | SANITARY SEWER MAIN | | |
|  | AREA BOUNDARY | | |





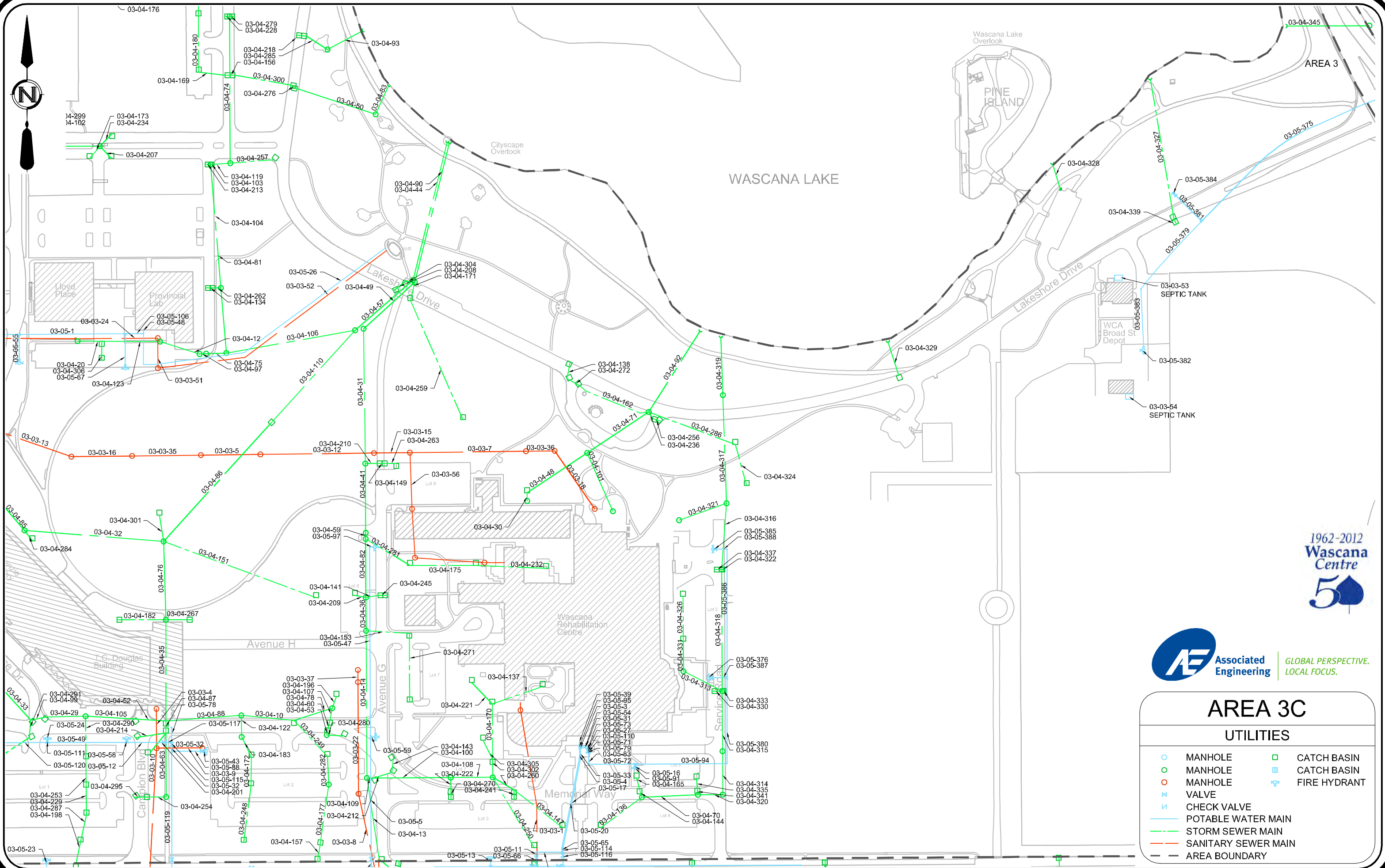
Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 3B

UTILITIES

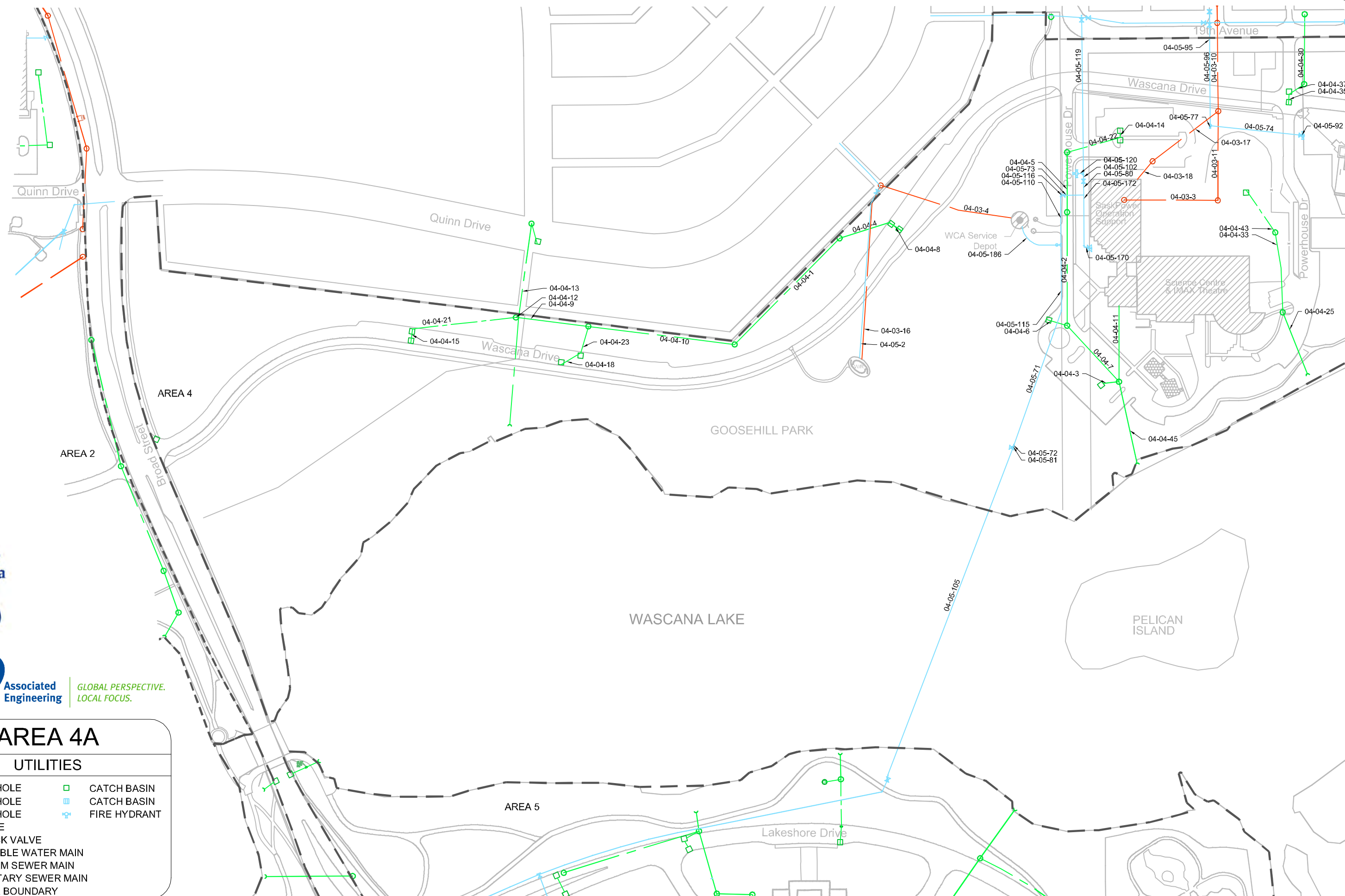
- | | |
|---------------------|--------------|
| MANHOLE | CATCH BASIN |
| MANHOLE | CATCH BASIN |
| VALVE | FIRE HYDRANT |
| CHECK VALVE | |
| POTABLE WATER MAIN | |
| STORM SEWER MAIN | |
| SANITARY SEWER MAIN | |
| AREA BOUNDARY | |



AREA 3C

UTILITIES













- | | | | |
|-------|---------------------|---|--------------|
| ○ | MANHOLE | □ | CATCH BASIN |
| ● | MANHOLE | ■ | CATCH BASIN |
| ○ | MANHOLE | ■ | FIRE HYDRANT |
| × | VALVE | | |
| + | CHECK VALVE | | |
| — | POTABLE WATER MAIN | | |
| - - - | STORM SEWER MAIN | | |
| - - - | SANITARY SEWER MAIN | | |
| - - - | AREA BOUNDARY | | |



Associated Engineering

*GLOBAL PERSPECTIVE.
LOCAL FOCUS.*

UTILITIES

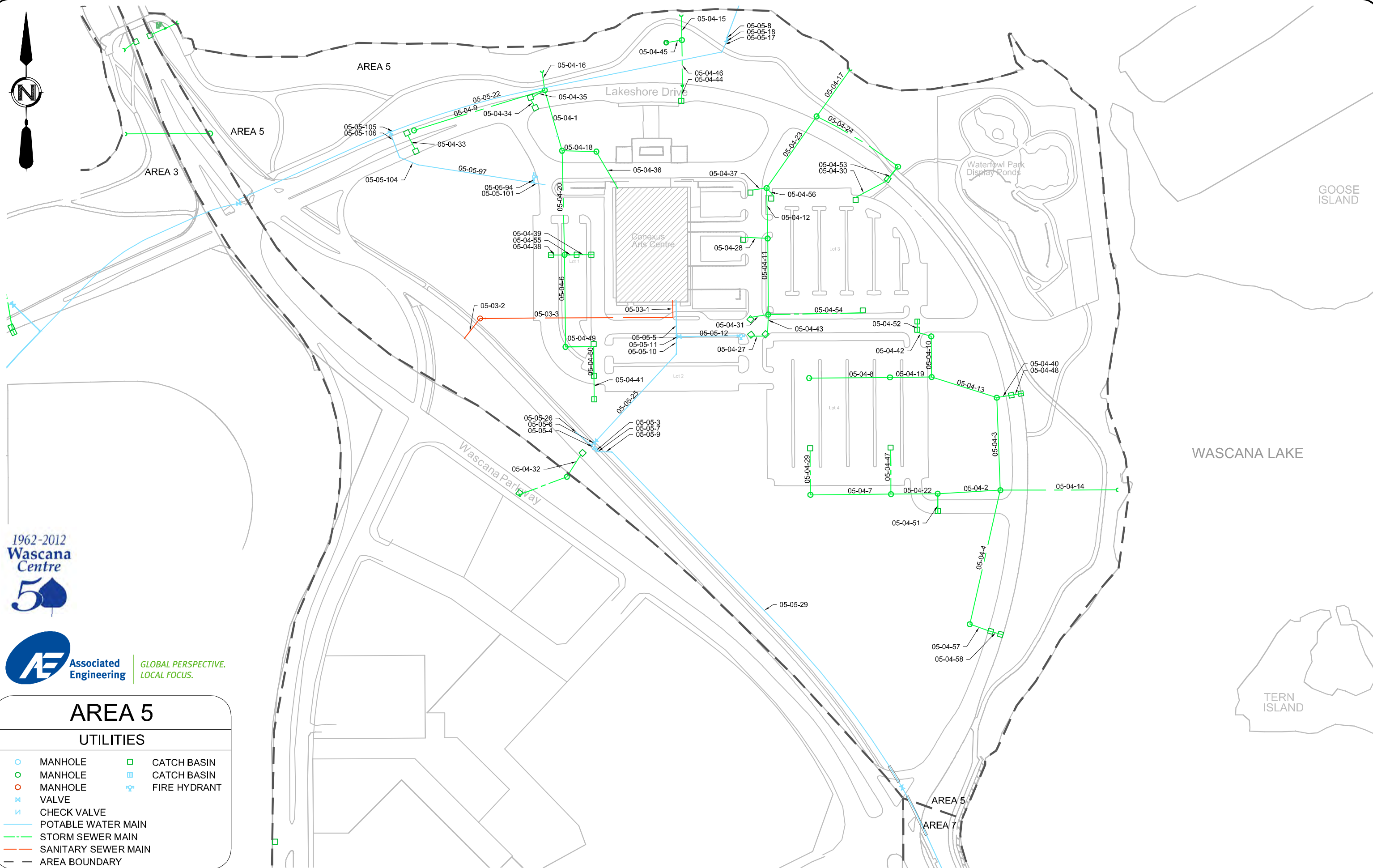
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|  | MANHOLE |  | CATCH BASIN |
|  | MANHOLE |  | FIRE HYDRANT |
|  | VALVE | | |
|  | CHECK VALVE | | |
|  | POTABLE WATER MAIN | | |
|  | STORM SEWER MAIN | | |
|  | SANITARY SEWER MAIN | | |
|  | AREA BOUNDARY | | |



AREA 4B

UTILITIES

- | | | | |
|-------|---------------------|---|--------------|
| ○ | MANHOLE | □ | CATCH BASIN |
| ● | MANHOLE | ■ | CATCH BASIN |
| ○ | MANHOLE | ⚡ | FIRE HYDRANT |
| ✕ | VALVE | | |
| ⌞ | CHECK VALVE | | |
| — | POTABLE WATER MAIN | | |
| - - - | STORM SEWER MAIN | | |
| - - - | SANITARY SEWER MAIN | | |
| - - - | AREA BOUNDARY | | |



1962-2012
Wascana
Centre
5















Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 5

UTILITIES

- | | | | |
|---|---------------------|---|--------------|
|  | MANHOLE |  | CATCH BASIN |
|  | MANHOLE |  | CATCH BASIN |
|  | MANHOLE |  | FIRE HYDRANT |
|  | VALVE | | |
|  | CHECK VALVE | | |
|  | POTABLE WATER MAIN | | |
|  | STORM SEWER MAIN | | |
|  | SANITARY SEWER MAIN | | |
|  | AREA BOUNDARY | | |



AREA 6A

UTILITIES

- | | | | |
|--|---------------------|--|--------------|
| | MANHOLE | | CATCH BASIN |
| | MANHOLE | | CATCH BASIN |
| | MANHOLE | | FIRE HYDRANT |
| | VALVE | | |
| | CHECK VALVE | | |
| | POTABLE WATER MAIN | | |
| | STORM SEWER MAIN | | |
| | SANITARY SEWER MAIN | | |
| | AREA BOUNDARY | | |

AREA 4
AREA 6

McDonald St

06-05-196
06-05-187
06-05-163

06-05-191

06-05-164
06-05-180
06-05-194

06-05-186

06-04-68

06-05-190

06-05-181
06-05-174

DOUGLAS PARK

Douglas Park
Ladies Fastball
Diamonds

06-04-67

06-04-69

06-04-70

CANADA GAMES
ATHLETIC COMPLEX

Leibel Field

06-05-171

06-05-193

Assiniboine Avenue E

06-04-20

06-04-47

06-04-19

06-04-53

06-05-103

06-05-129
06-05-110
06-05-105

06-04-23
06-05-81
06-03-15

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06-04-43

06-04-41

06-04-40

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06-02-05

06-02-04

06-02-03

06-02-02

06-02-01

06-01-99

06-01-98

06-01-97



WASCANA LAKE

Goose Island
Overlook

Wascana Hill

WASCANA WATERFOWL PARK
HABITAT CONSERVATION AREA

06-05-191

06-05-186

06-05-164
06-05-180
06-05-194

06-04-68

06-04-69

06-05-190

06-05-181

06-05-174

06-05-165

06-04-70

06-05-171

06-05-193

Assiniboine Avenue E

06-05-192

06-05-169

06-05-204

06-05-179

06-05-199

06-05-161

06-05-160

06-05-158

06-05-159

06-05-157

06-05-148

06-05-149

06-05-147

Cricket Pitch

06-05-151

06-05-148

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CANADA GAMES
ATHLETIC COMPLEX

Leibel Field

Tennis Courts

Athletic Track

06-04-23
06-05-81
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Douglas Park Crescent

06-05-148

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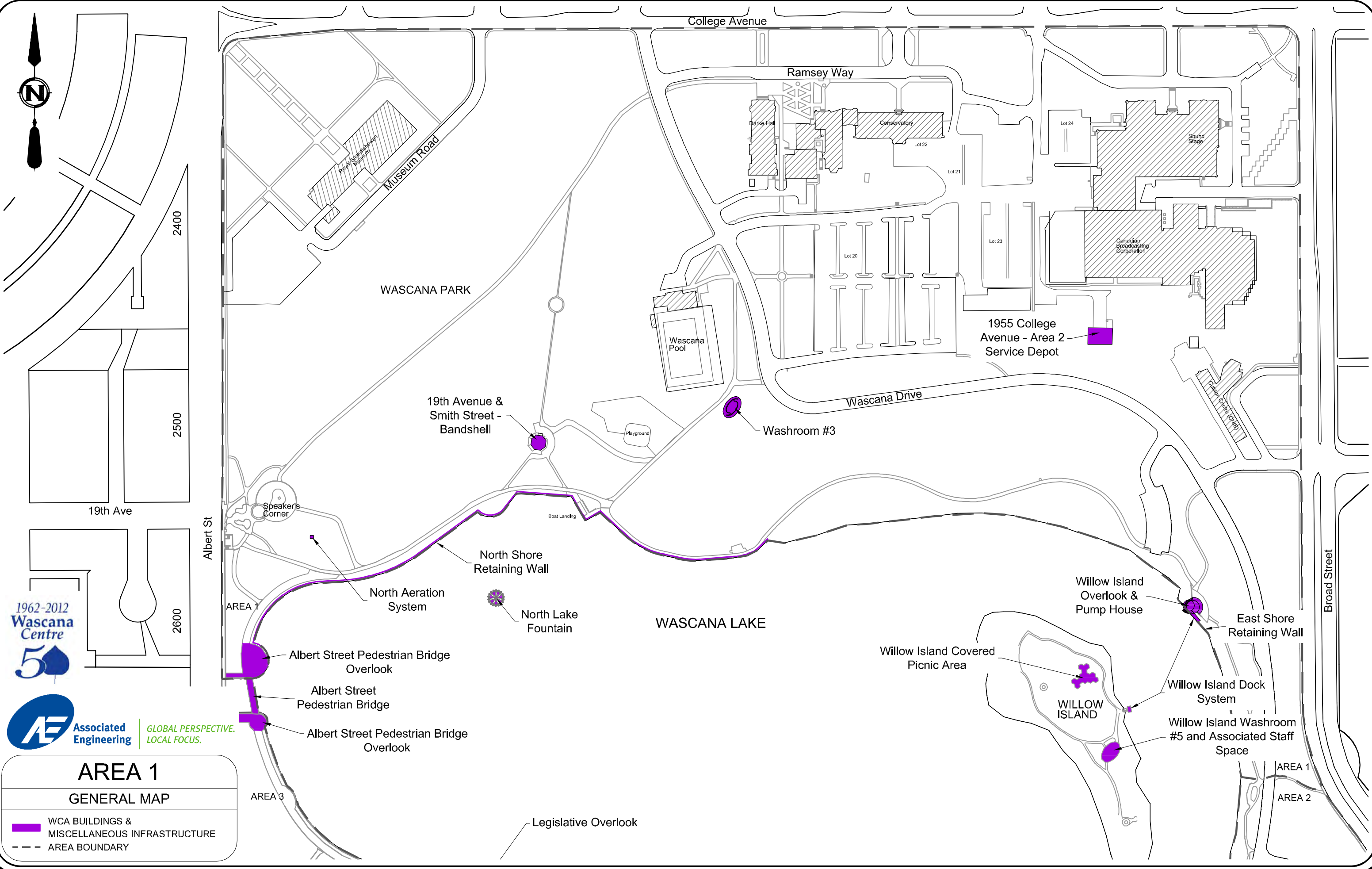
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06-05-149

06-05-147

06-05



1962-2012
**Wascana
Centre**

50

AE Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 1

GENERAL MAP

WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE

AREA BOUNDARY



WASCANA LAKE

WASCANA LAKE

WILLOW ISLAND

Trafalgar Pedestrian Bridge
Trafalgar Fountain
Trafalgar Outlook
Trafalgar Pedestrian Bridge Shoreline
South Aeration System

Willow Island Washroom #5 and Associated Staff Space

East Shore Retaining Wall

Willow Island Overlook & Pump House

Wascana Canoe Club Dock System

Wascana Marina Docks

Lower Marina

3000 Wascana Drive -Wascana Marina

2900 Wascana Drive -Wascana Place

Marina

Marina Retaining Walls

Navy Way

HMCS Queen Building

Broad Street

Quinn Drive

Broad Street

Quinn Drive

Broad Street Pedestrian Bridge Overlook

Broad Street Pedestrian Bridge

AREA 2

AREA 3

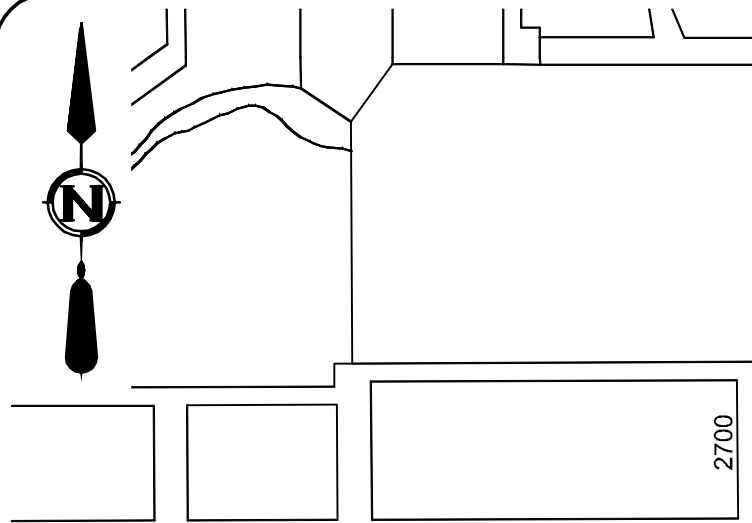
AREA 4



AREA 2

GENERAL MAP

- WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE
- AREA BOUNDARY



Regina Ave

2700

2800

20th Ave

2900





GLOBAL PERSPECTIVE.
LOCAL FOCUS.

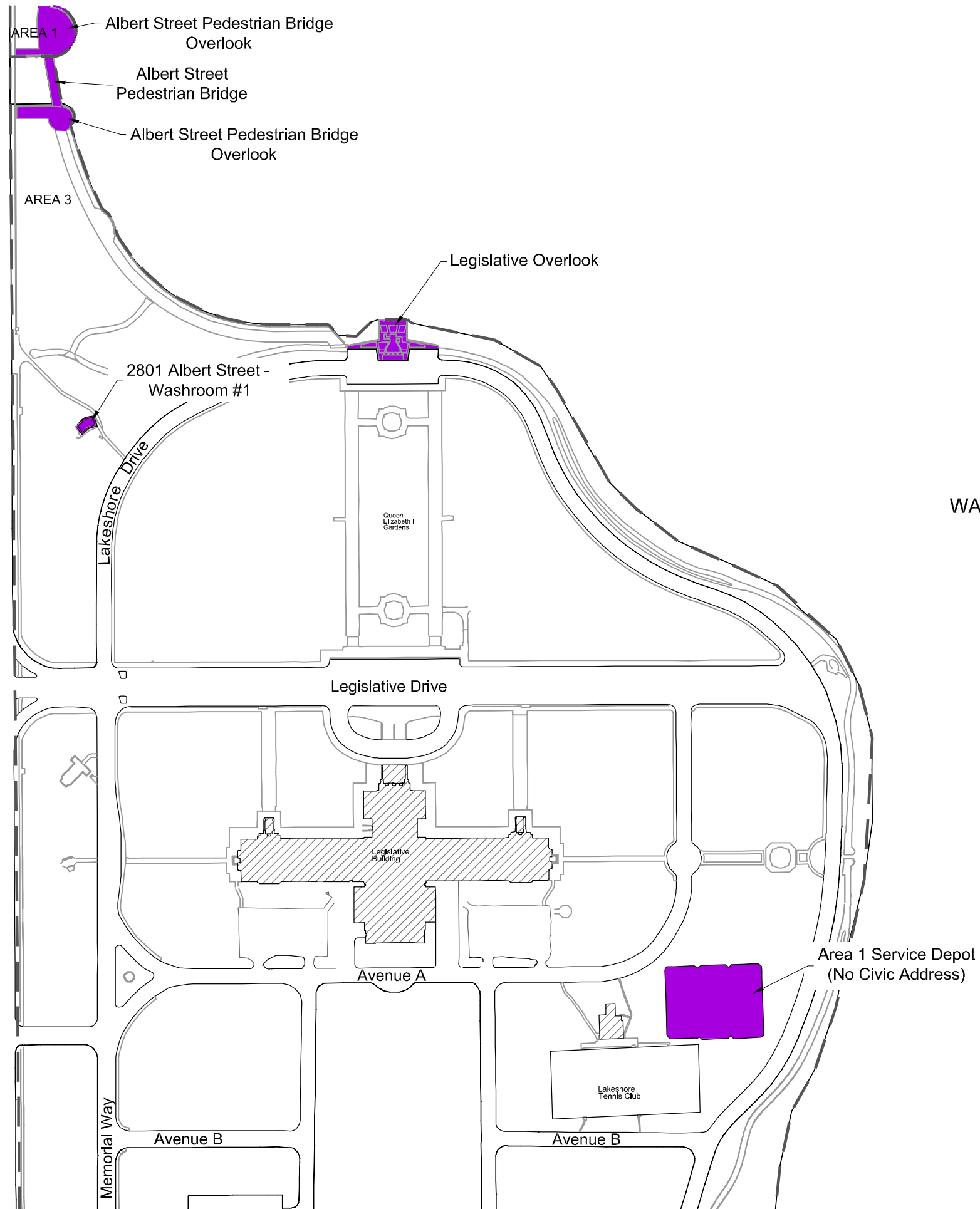
McCallum Ave

Albert St

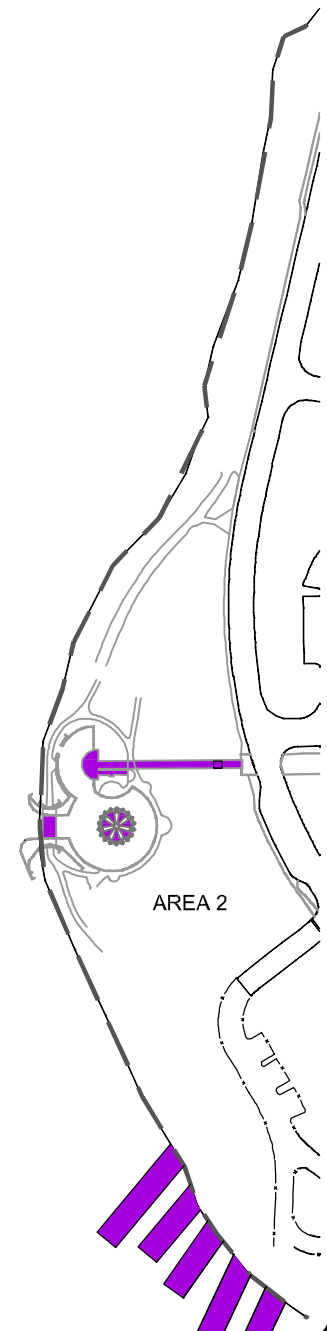
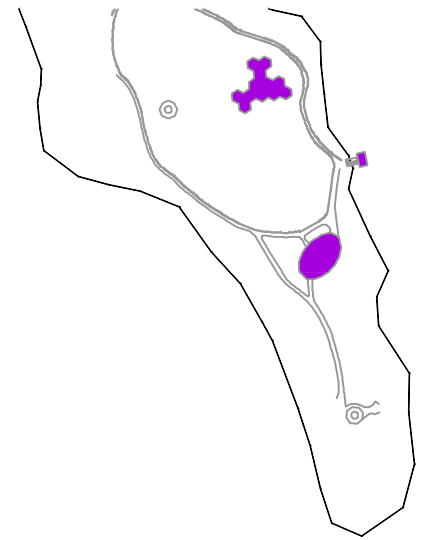
AREA 3A

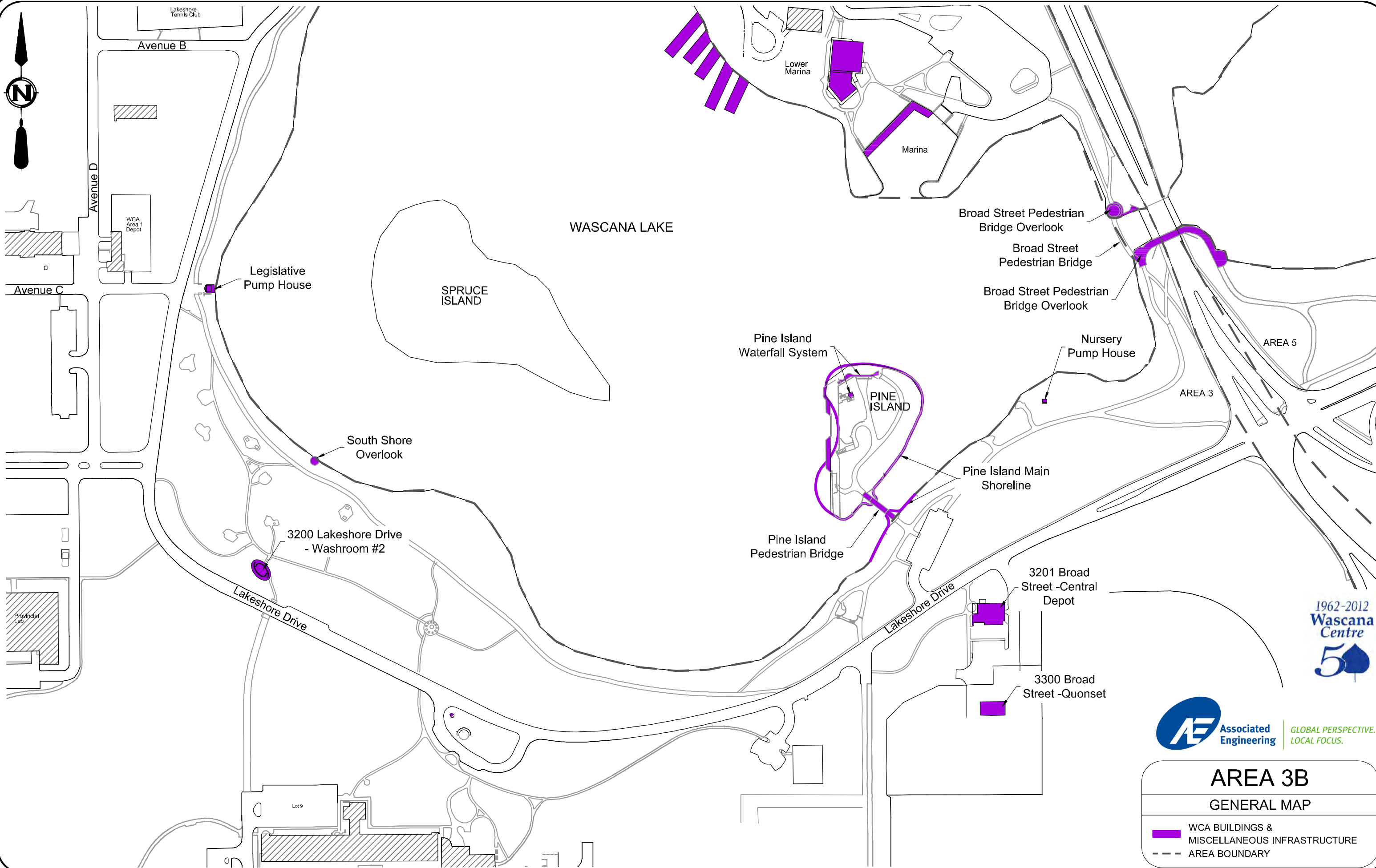
GENERAL MAP

-  WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE
-  AREA BOUNDARY



WASCANA LAKE

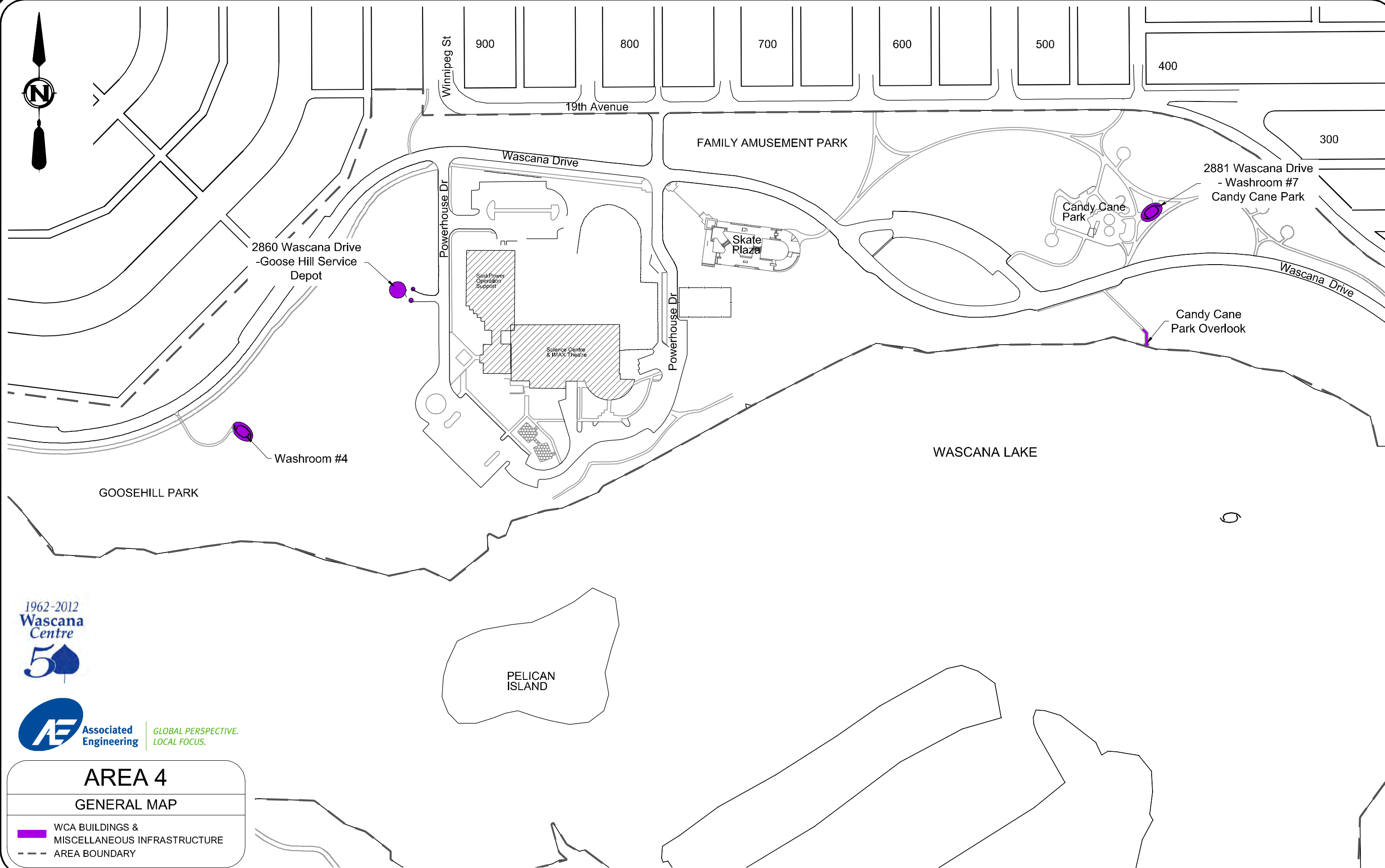




AREA 3B

GENERAL MAP

- WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE
- AREA BOUNDARY



AREA 4

GENERAL MAP

- WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE
- AREA BOUNDARY



Douglas Park
Overlook &
Pump House

WASCANA LAKE

McDonald St

Douglas Park
Ladies Fastball
Diamonds

CANADA GAMES
ATHLETIC COMPLEX

Washroom #6

Tennis Courts

Douglas Park
Washroom

Leibel Field

Athletic Track

Cricket Pitch

Wascana Hill

Assiniboine Avenue



AREA 6

GENERAL MAP

WASCANA WATERFOWL PARK
HABITAT CONSERVATION AREA

- WCA BUILDINGS & MISCELLANEOUS INFRASTRUCTURE
- AREA BOUNDARY

217E Assiniboine Avenue -
Greenhouse Complex

221E Assiniboine
Avenue
-Maintenance Shop

551E Assiniboine
Avenue -Area 4
Service Depot

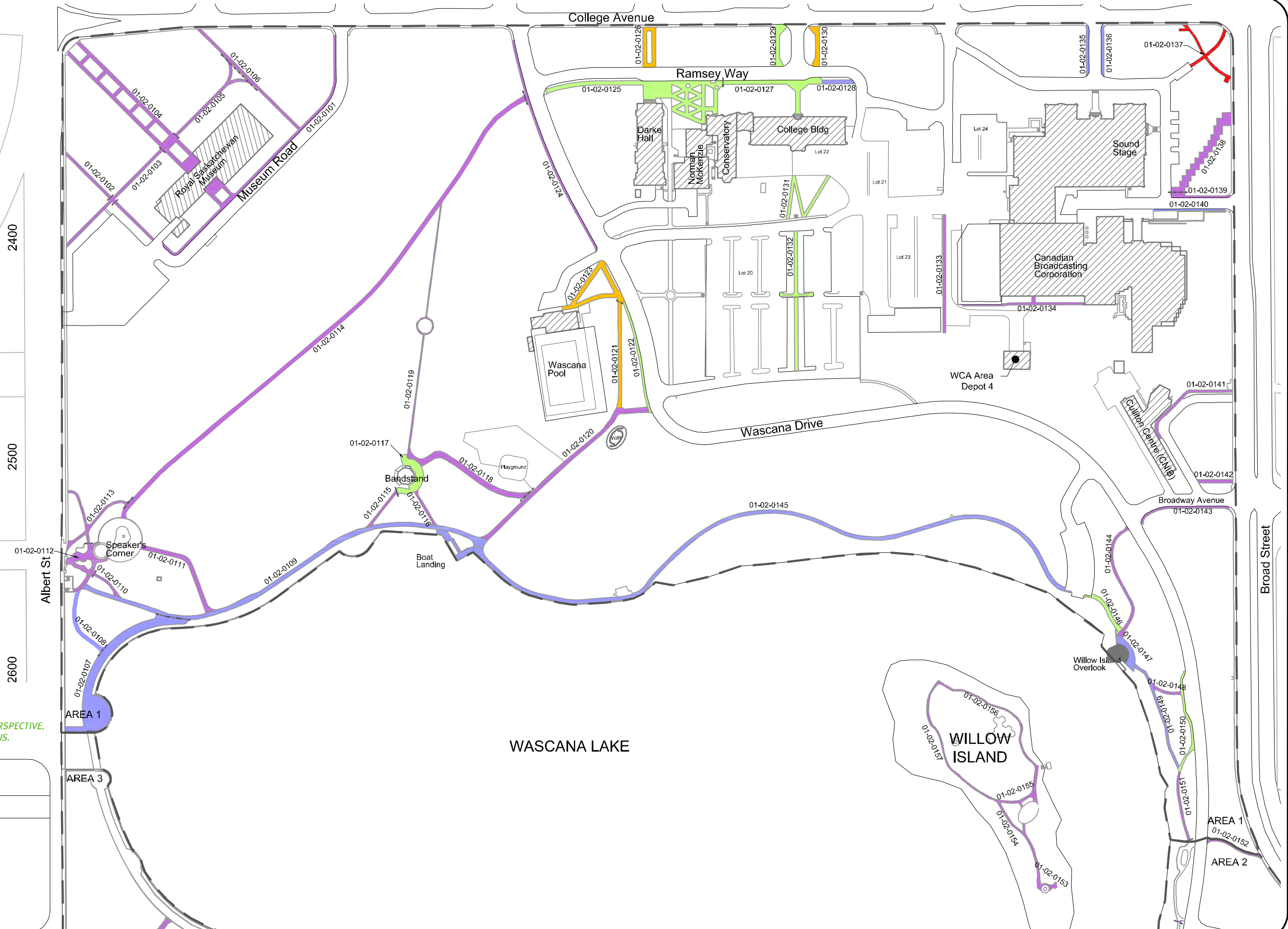
300E Assiniboine Avenue
- Overwintering Structure

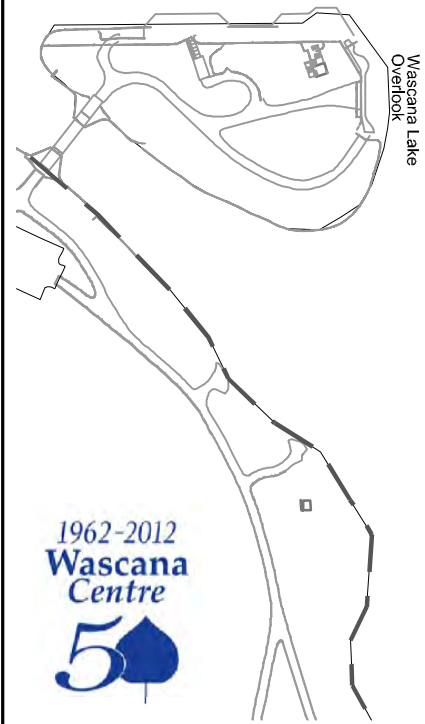


AREA 1

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- - - AREA BOUNDARY

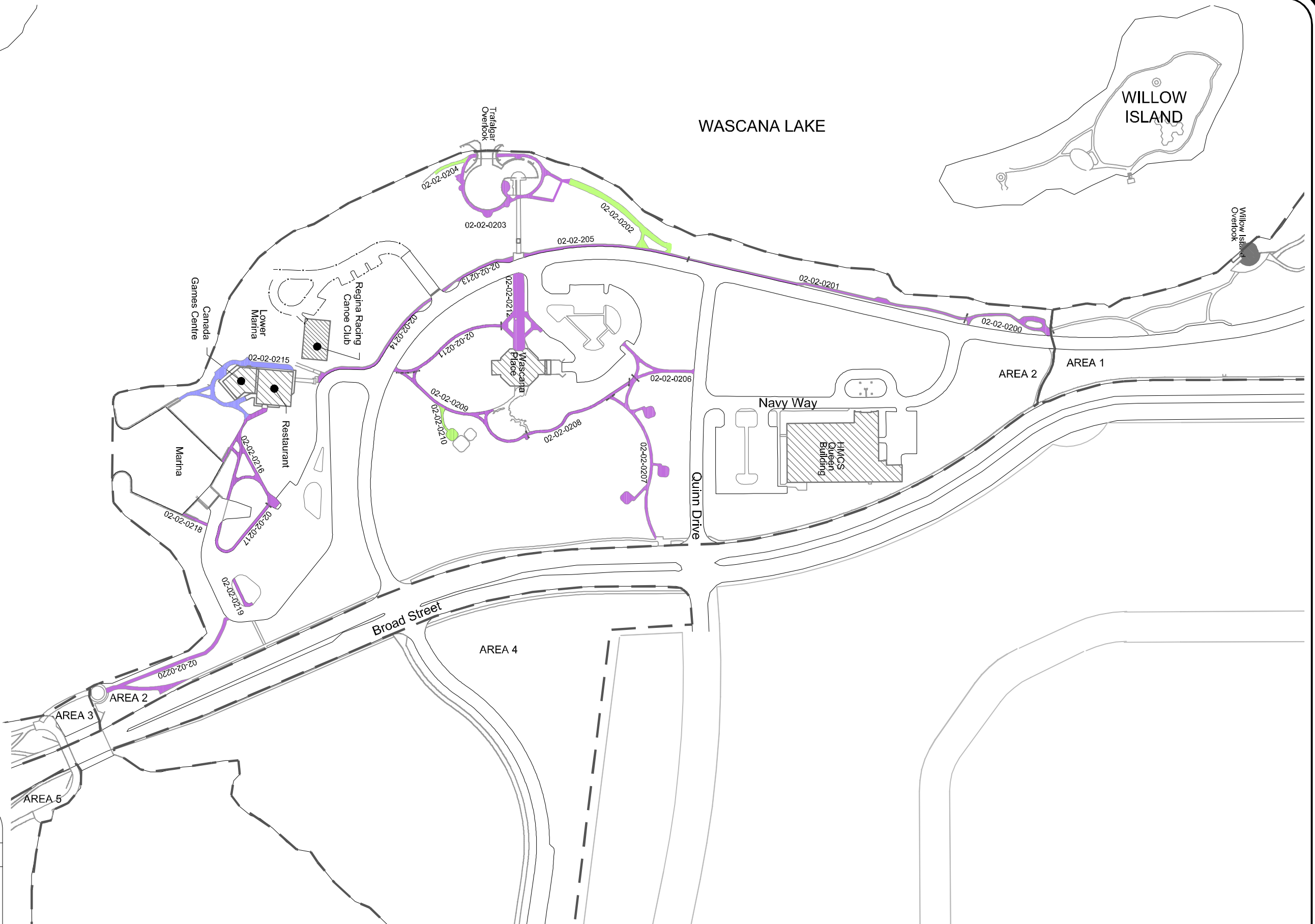




AREA 2

PATHS & WALKWAYS

	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY





AREA 3A

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- AREA BOUNDARY



Hill Ave

3100

3200

22nd Ave

3300

Assiniboine Ave

3400

Albert St

03-02-0341

03-02-0342

03-02-0343

03-02-0344

03-02-0345

03-02-0346

03-02-0355

03-02-0354

03-02-0352

03-02-0351

03-02-0350

03-02-0357

Avenue F
03-02-0356

03-02-0349

Mackenzie
Art Gallery

03-02-0358

03-02-0361

T.C. Douglas
Building

03-02-0362

03-02-0365

03-02-0364

03-02-0363

Lot 1

Lot 2

Avenue G

03-02-0367

03-02-0366

Lot 3

Lot 4

Memorial Way

03-02-0371

03-02-0370

03-02-0380

03-02-0381

03-02-0383

03-02-0384

03-02-0385

03-02-0386

03-02-0387

03-02-0388

Lakeshore Drive

03-02-0389

03-02-0390

03-02-0391

03-02-0392

Cityscape
Overlook

03-02-0396

03-02-0395

03-02-0393

03-02-0402

03-02-0404

Lakeshore Drive

03-02-0403

03-02-0405

03-02-0406

Wascana Lake
Overlook

03-02-0409

PINE
ISLAND

WASCANA LAKE



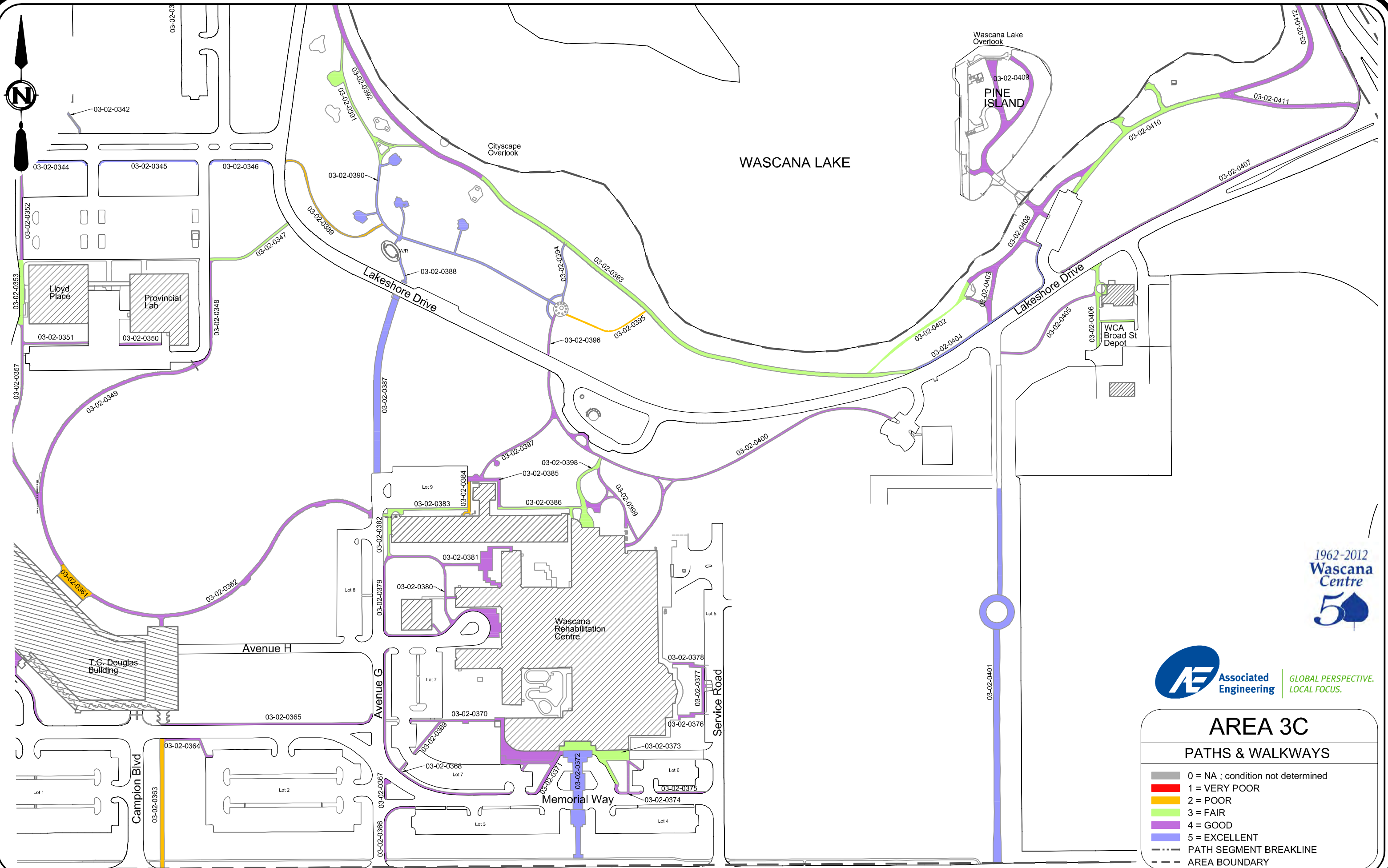
Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 3B

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- - - AREA BOUNDARY



AREA 3C

PATHS & WALKWAYS

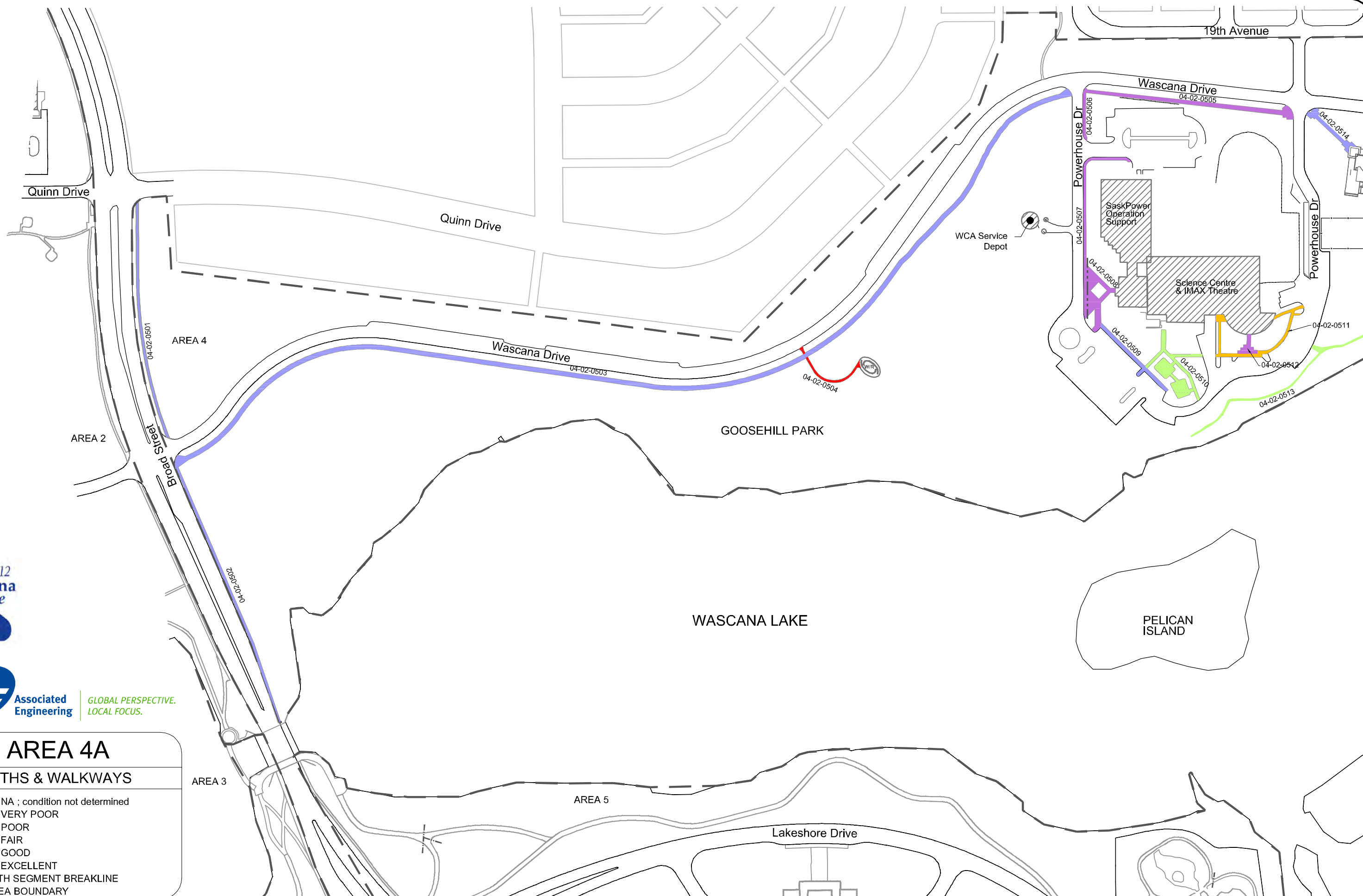
	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY

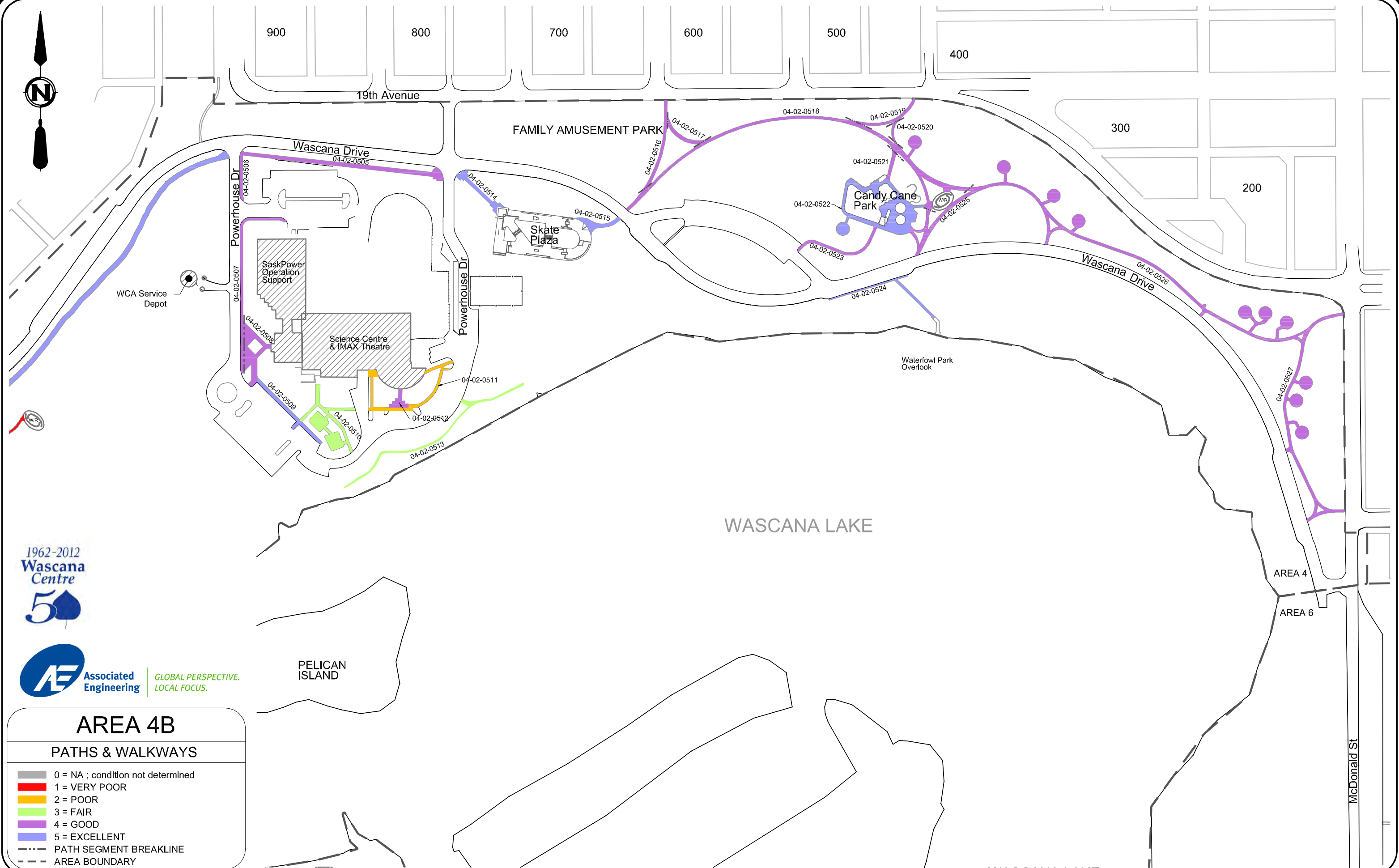


AREA 4A

PATHS & WALKWAYS

	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY





Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 4B

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- AREA BOUNDARY



AREA 5

PATHS & WALKWAYS

	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY



Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 6

PATHS & WALKWAYS

	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY





AREA 5

AREA 7

ISLAND

WASCANA WATERFOWL PARK
HABITAT CONSERVATION AREA

AVOCET
ISLAND

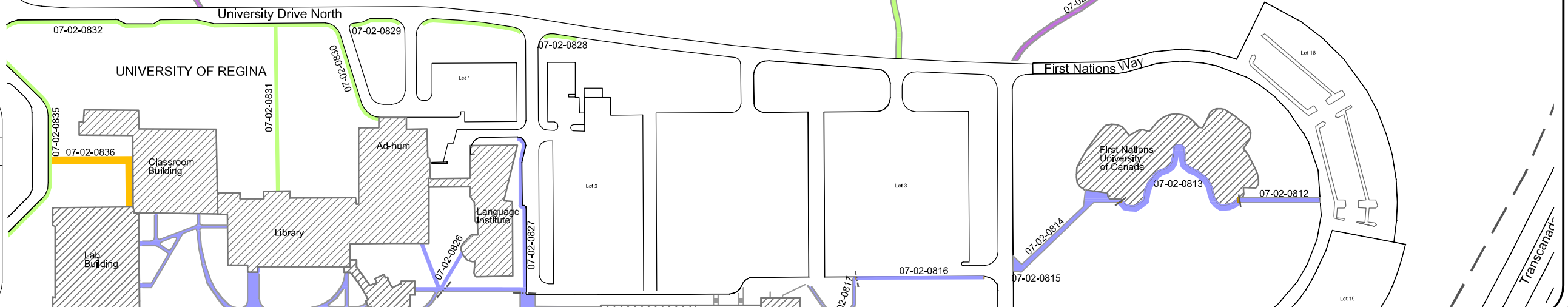
WASCANA LAKE



AREA 7A

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- AREA BOUNDARY

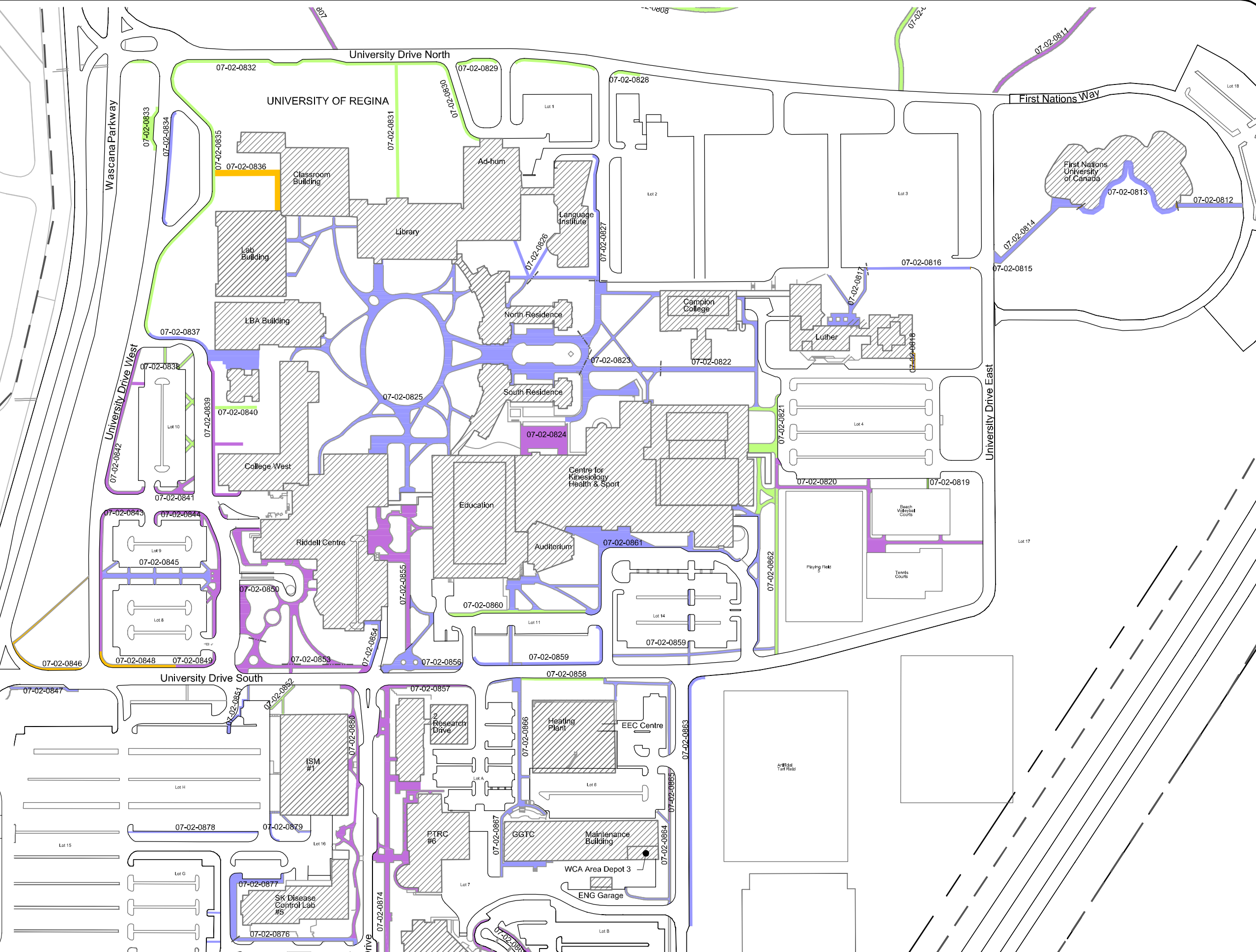




AREA 7B

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- - - AREA BOUNDARY





Blvd



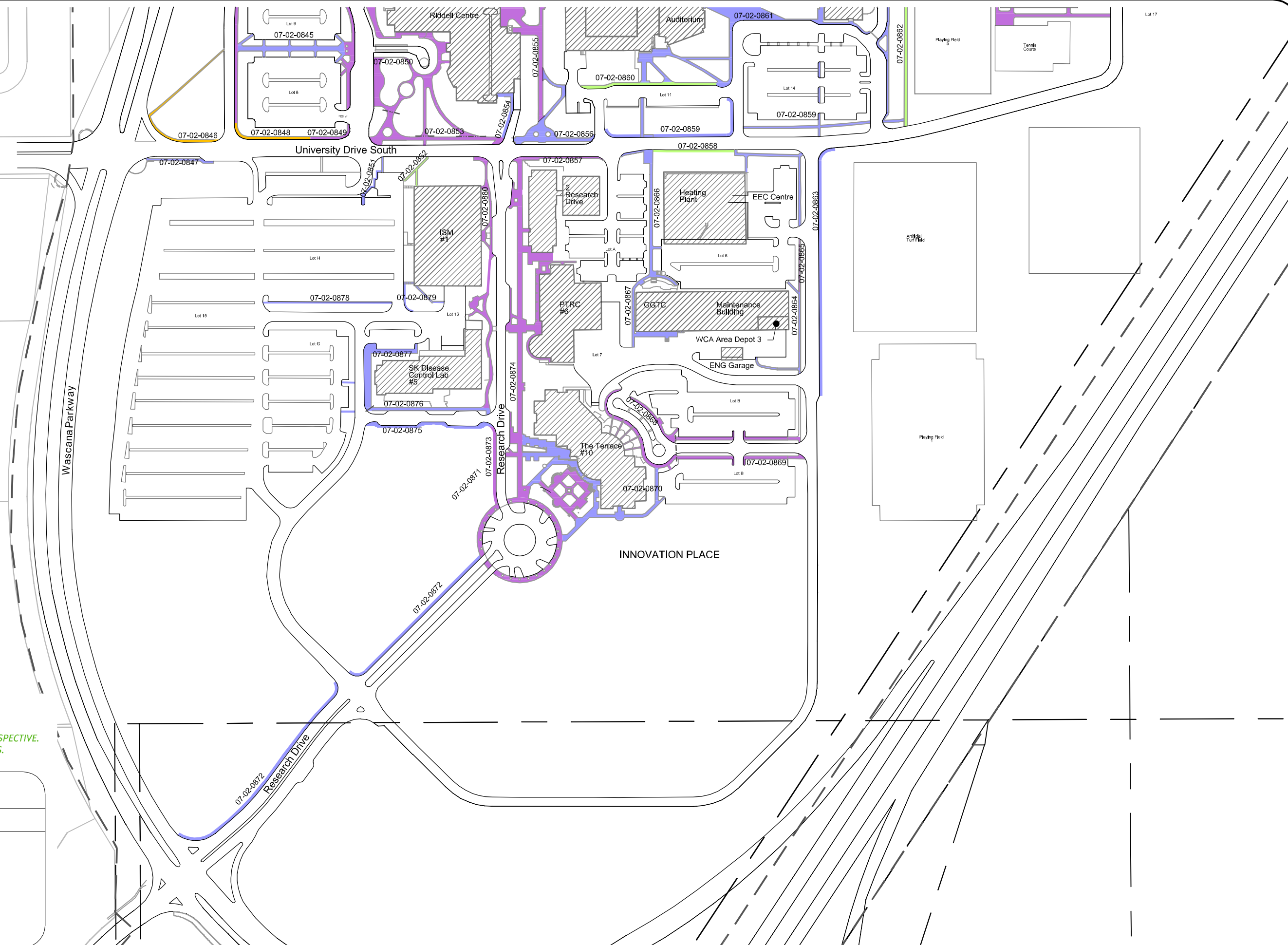
Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 7C

PATHS & WALKWAYS

- 0 = NA ; condition not determined
- 1 = VERY POOR
- 2 = POOR
- 3 = FAIR
- 4 = GOOD
- 5 = EXCELLENT
- PATH SEGMENT BREAKLINE
- - - AREA BOUNDARY

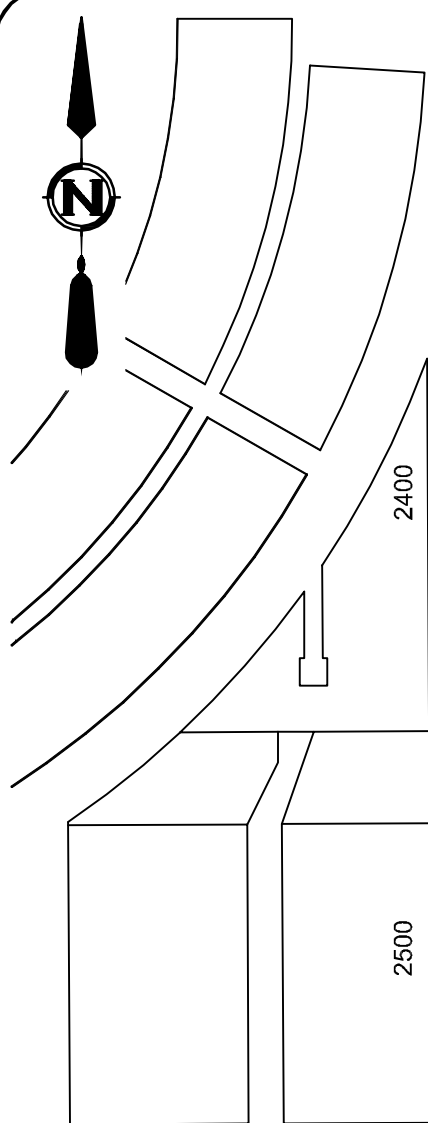




AREA 8

PATHS & WALKWAYS

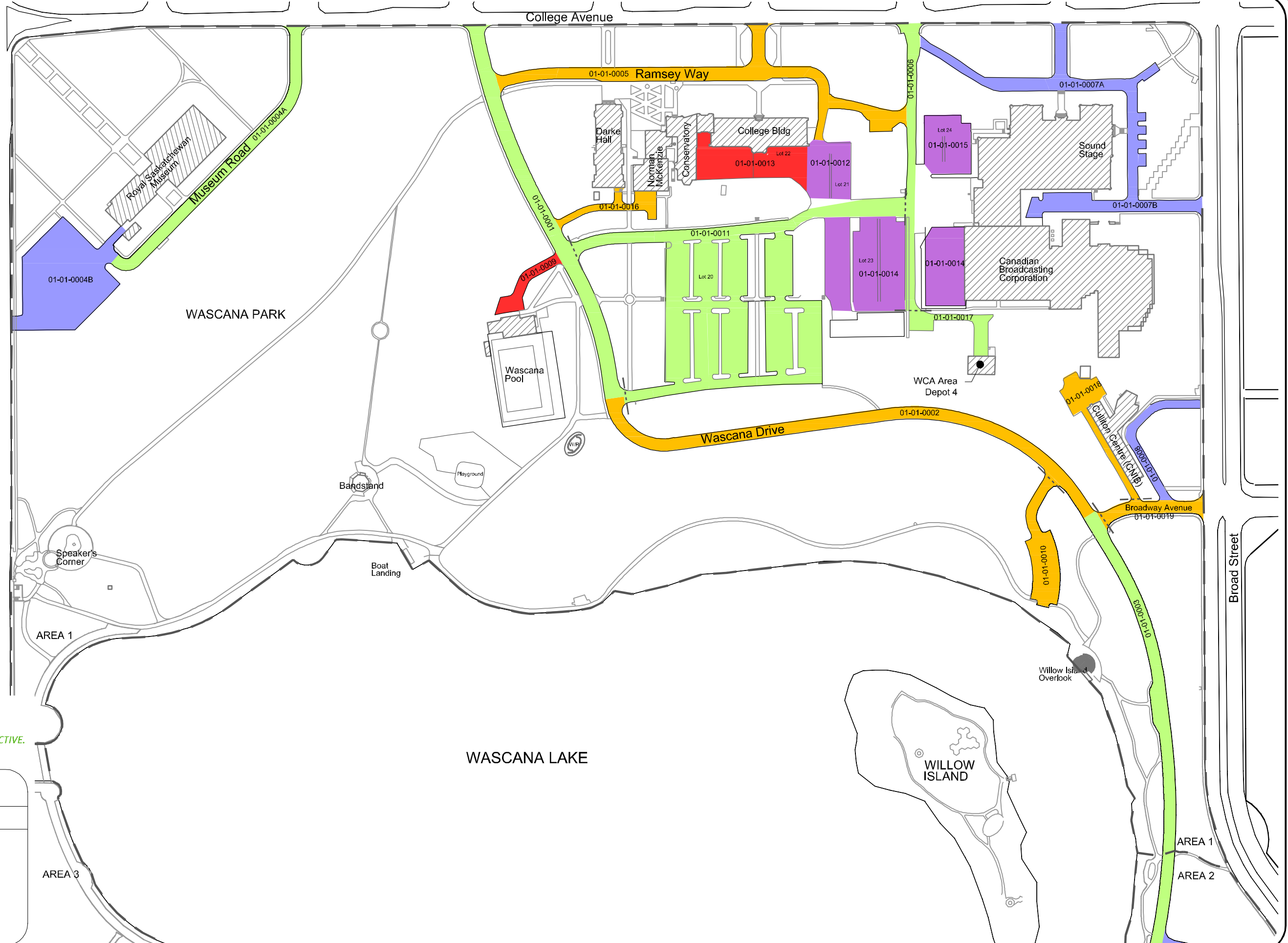
	0 = NA ; condition not determined
	1 = VERY POOR
	2 = POOR
	3 = FAIR
	4 = GOOD
	5 = EXCELLENT
	PATH SEGMENT BREAKLINE
	AREA BOUNDARY



AREA 1

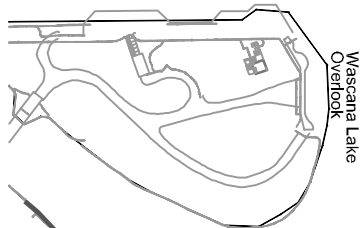
ROADS & PARKING LOTS

	0 = NA - PCI = 1 ; NOT DETERMINED
	1 = VERY POOR - 55 >= PCI
	2 = POOR - 70 > PCI >= 55
	3 = FAIR - 80 > PCI >= 70
	4 = GOOD - 90 > PCI >= 80
	5 = EXCELLENT - PCI >= 90
	ROAD SEGMENT BREAKLINE
	AREA BOUNDARY





WASCANA LAKE



Wascana Lake
Overlook



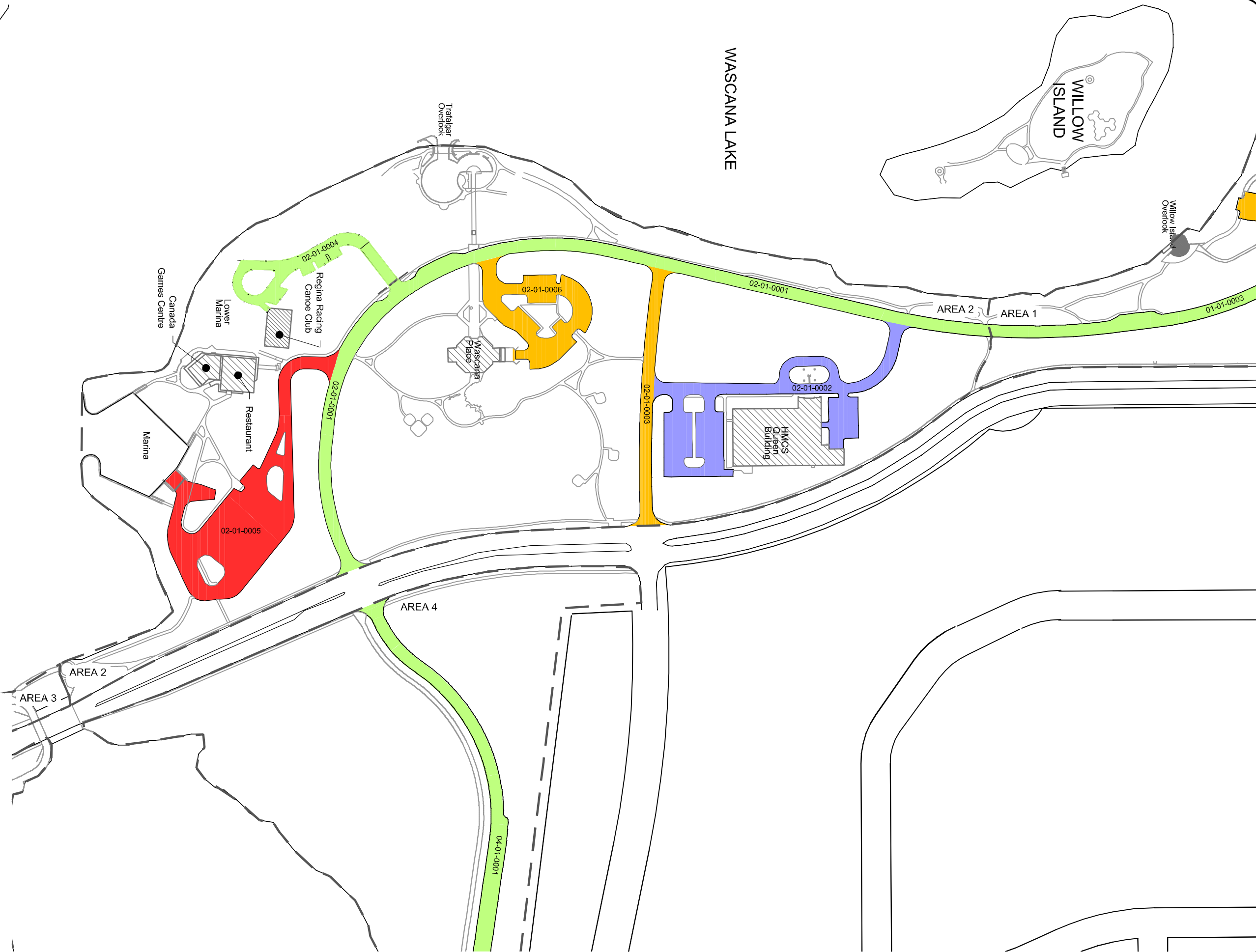
Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 2

ROADS & PARKING LOTS

	0 = NA - PCI = 1 ; NOT DETERMINED
	1 = VERY POOR - 55 > PCI
	2 = POOR - 70 > PCI > = 55
	3 = FAIR - 80 > PCI > = 70
	4 = GOOD - 90 > PCI > = 80
	5 = EXCELLENT - PCI > = 90
	ROAD SEGMENT BREAKLINE
	AREA BOUNDARY





Regina Ave

2800

20th Ave

2900

McCallum Ave

Albert St

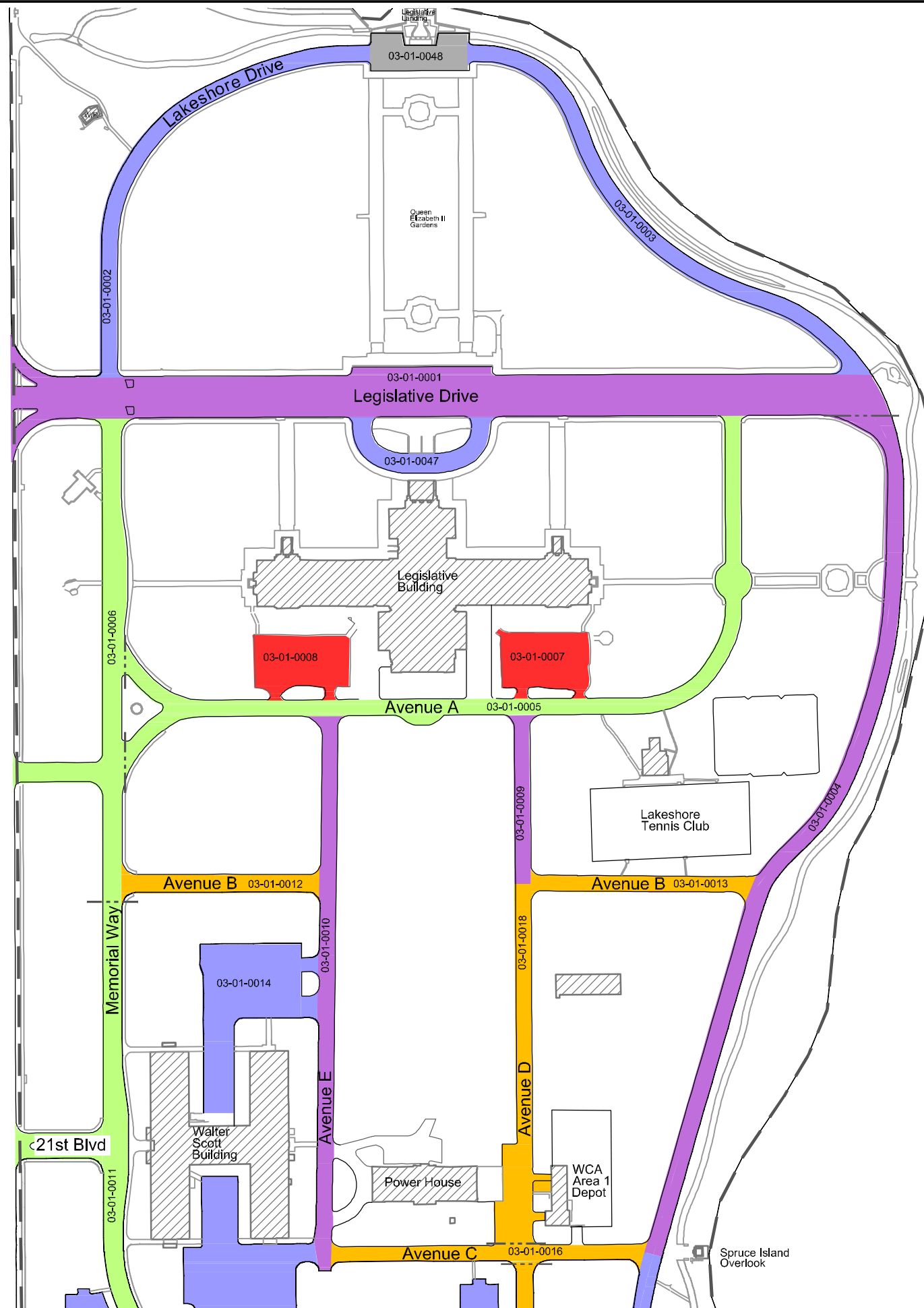
3000



AREA 3A

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 > = PCI
- 2 = POOR - 70 > PCI > = 55
- 3 = FAIR - 80 > PCI > = 70
- 4 = GOOD - 90 > PCI > = 80
- 5 = EXCELLENT - PCI > = 90
- ROAD SEGMENT BREAKLINE
- AREA BOUNDARY



WASCANA LAKE

Trafalgar Overlook

AREA 2

SPRUCE ISLAND



Albert St

Avenue F

Hill Blvd

Lakeshore Drive

WASCANA LAKE

PINE ISLAND

Wascana Lake
Overlook

Cityscape
Overlook

Lloyd Place

Provincial
Lab

WCA
Broad St
Depot

Mackenzie
Art Gallery

T.C. Douglas
Building

Wascana
Rehabilitation
Centre

Avenue H

Avenue G

Service Road

Memorial Way

Campion Blvd



GLOBAL PERSPECTIVE.
LOCAL FOCUS.

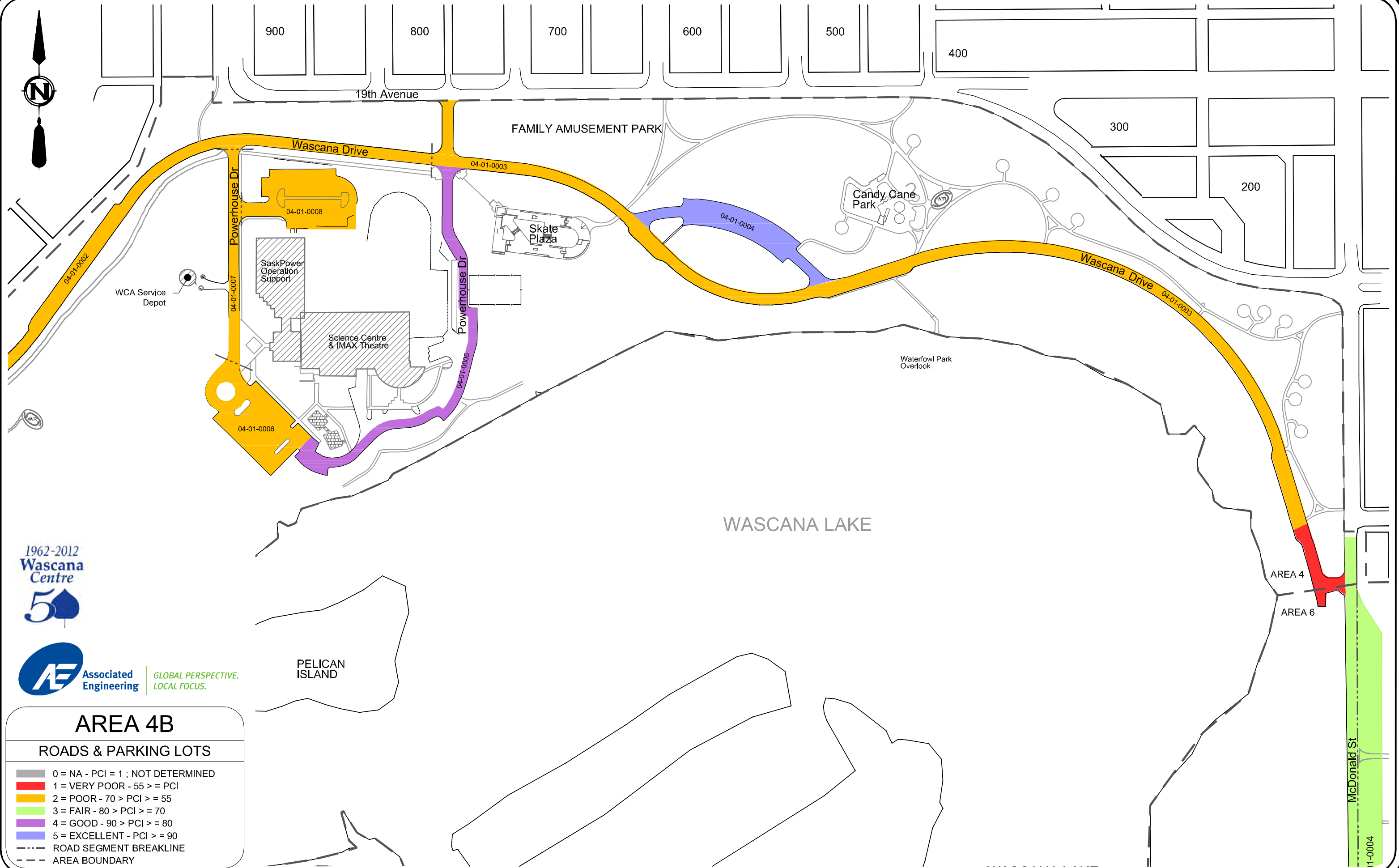


AREA 3B

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 > = PCI
- 2 = POOR - 70 > PCI > = 55
- 3 = FAIR - 80 > PCI > = 70
- 4 = GOOD - 90 > PCI > = 80
- 5 = EXCELLENT - PCI > = 90
- ROAD SEGMENT BREAKLINE
- - - AREA BOUNDARY





AREA 4B

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 > = PCI
- 2 = POOR - 70 > PCI > = 55
- 3 = FAIR - 80 > PCI > = 70
- 4 = GOOD - 90 > PCI > = 80
- 5 = EXCELLENT - PCI > = 90
- ROAD SEGMENT BREAKLINE
- - - AREA BOUNDARY



AREA 3

05-01-0005 Lakeshore Drive

Conexus Arts Centre

Lot 1

05-01-0006

Lot 2

REPLACEMENT IN PROGRESS

Lot 3

05-01-0004

05-01-0003

05-01-0005

Lot 4

REPLACEMENT IN PROGRESS

05-01-0002

Waterfowl Park Display Ponds

GOOSE ISLAND

WASCANA LAKE

TERN ISLAND

Wascana Parkway



Associated Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 5

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - $55 > \text{PCI}$
- 2 = POOR - $70 > \text{PCI} \geq 55$
- 3 = FAIR - $80 > \text{PCI} \geq 70$
- 4 = GOOD - $90 > \text{PCI} \geq 80$
- 5 = EXCELLENT - $\text{PCI} \geq 90$
- ROAD SEGMENT BREAKLINE
- - - AREA BOUNDARY



WASCANA LAKE

Goose Island
Overlook

AREA 4
AREA 6

McDonald St.

06-01-0004

06-01-0005

06-01-0001

DOUGLAS PARK

CANADA GAMES
ATHLETIC COMPLEX

Tennis Courts

Douglas Park
Ladies Fastball
Diamonds

Leibel Field

06-01-0003

Athletic Track

Cricket Pitch

Park St

Assiniboine Avenue E

06-01-0002

WCA Mechanic
Shop

1962-2012
Wascana
Centre
50



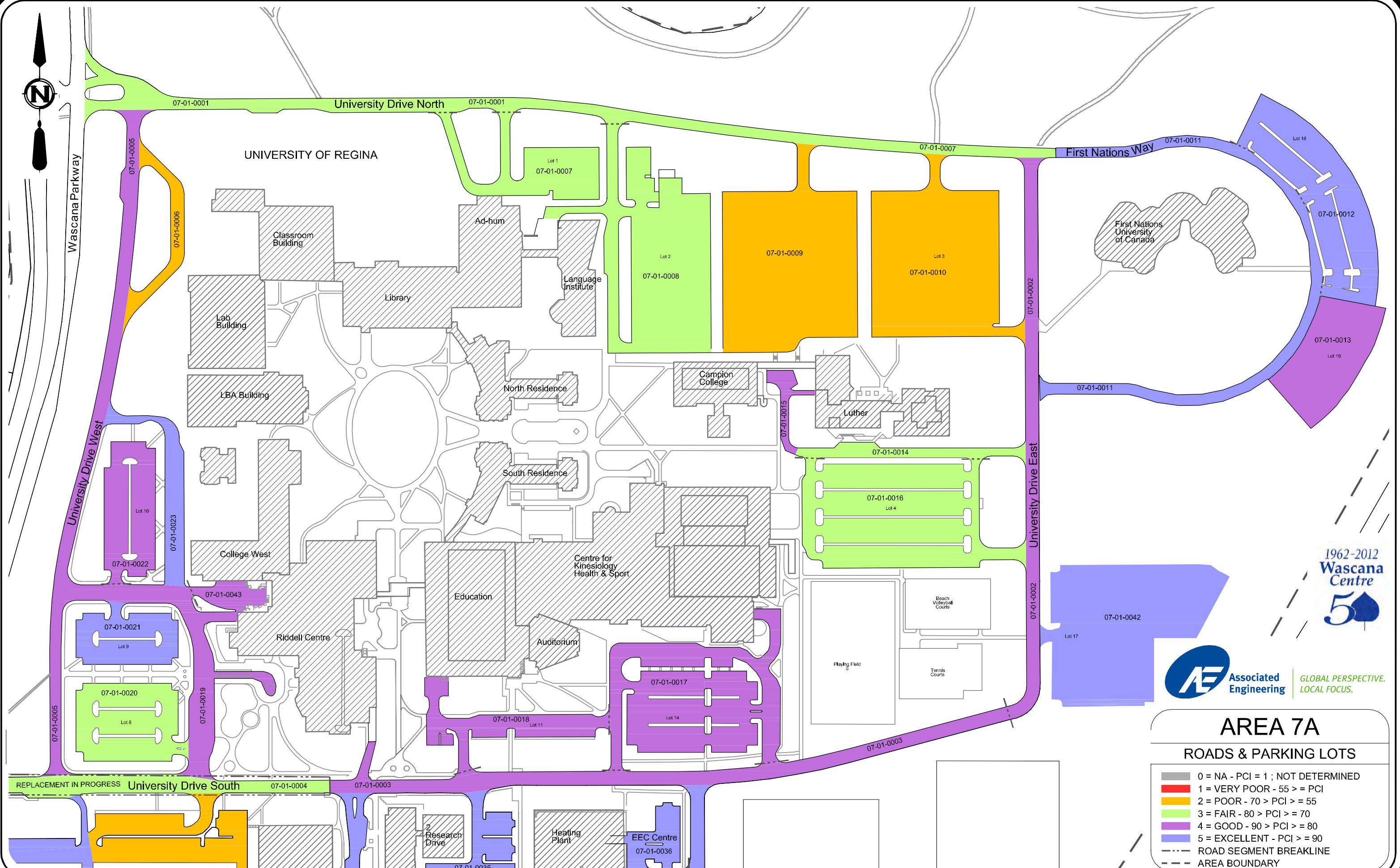
Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 6

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 >= PCI
- 2 = POOR - 70 > PCI >= 55
- 3 = FAIR - 80 > PCI >= 70
- 4 = GOOD - 90 > PCI >= 80
- 5 = EXCELLENT - PCI >= 90
- ROAD SEGMENT BREAKLINE
- - - AREA BOUNDARY



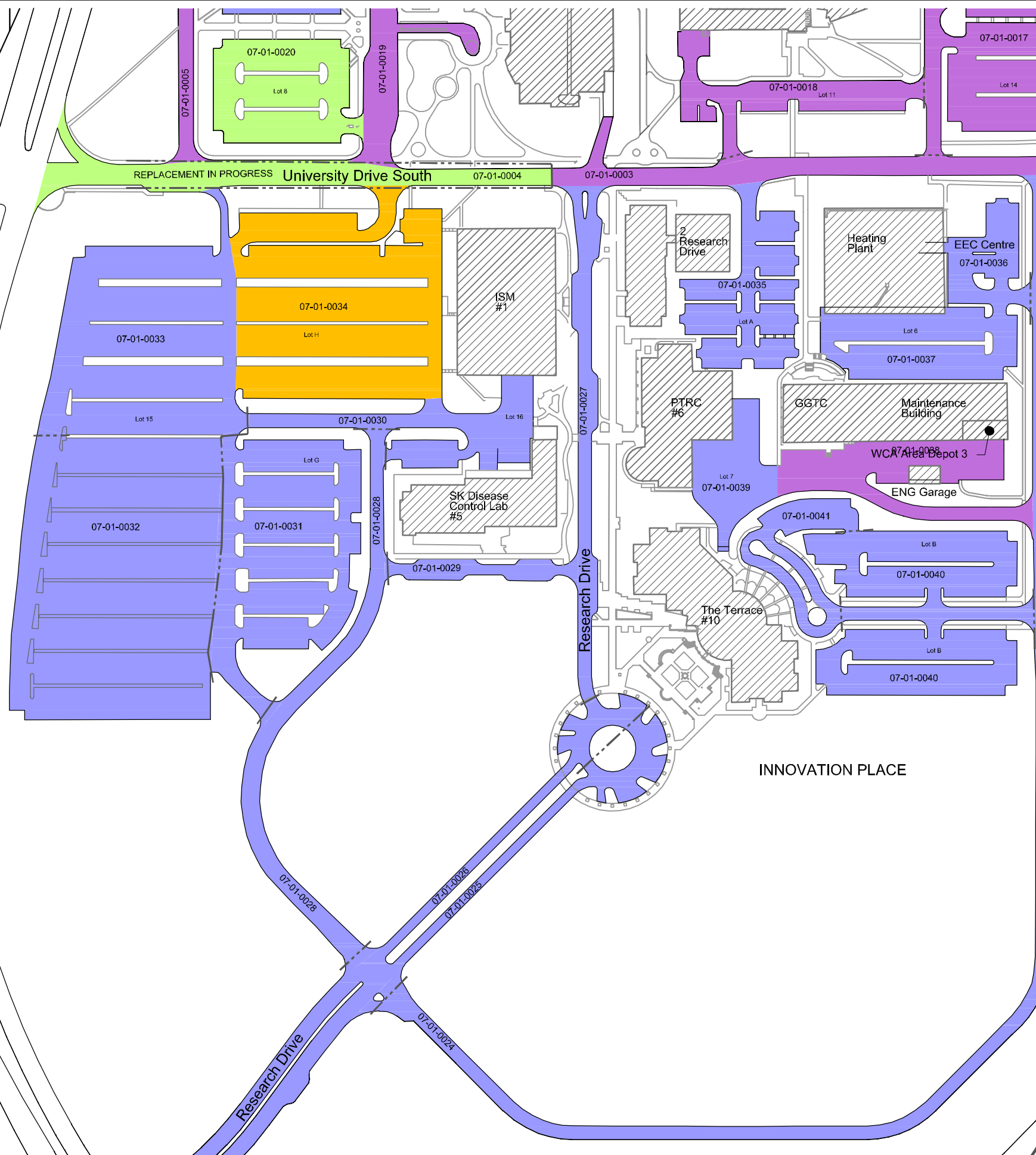


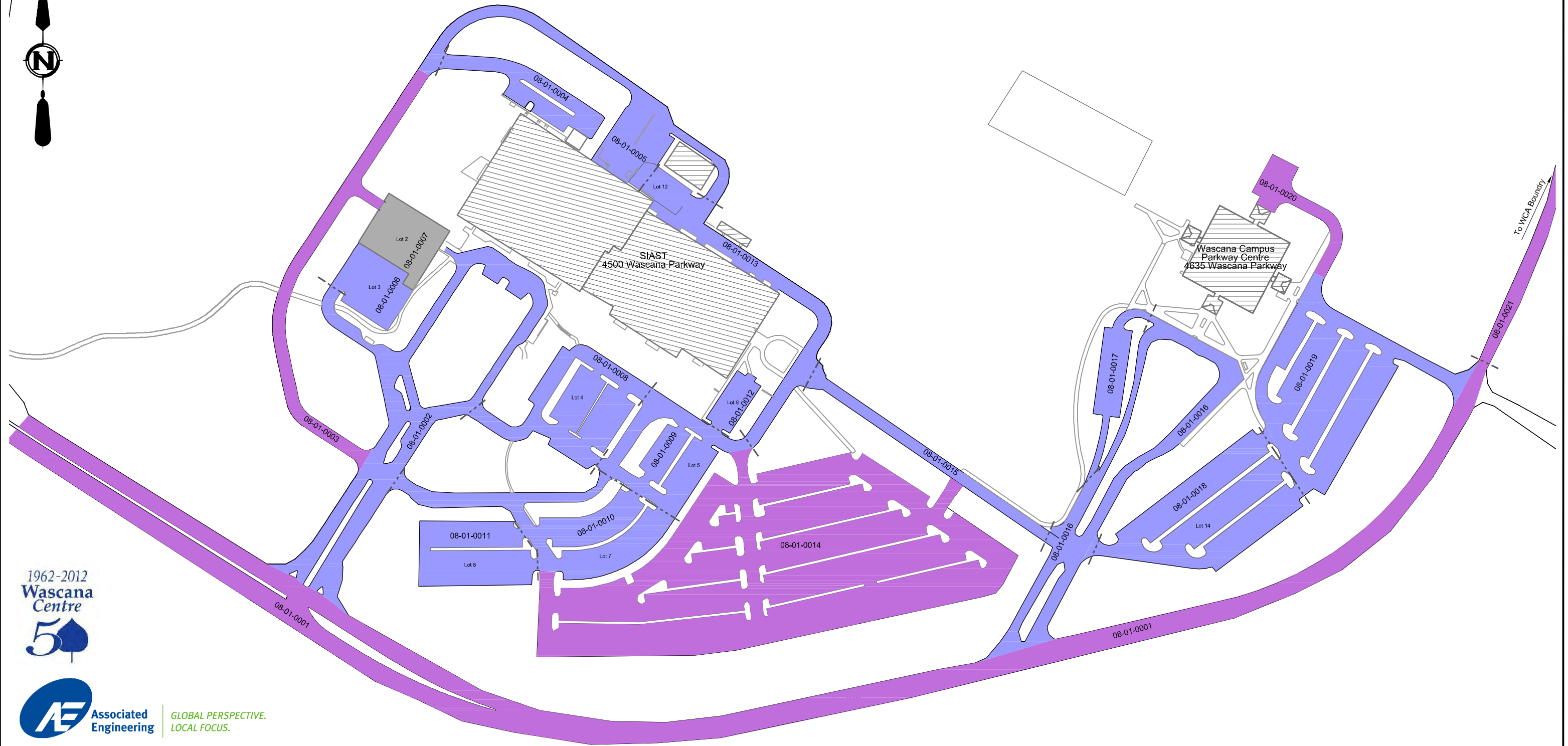
AREA 7B

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 >= PCI
- 2 = POOR - 70 > PCI >= 55
- 3 = FAIR - 80 > PCI >= 70
- 4 = GOOD - 90 > PCI >= 80
- 5 = EXCELLENT - PCI >= 90
- ROAD SEGMENT BREAKLINE
- AREA BOUNDARY

Wascana Parkway





GLOBAL PERSPECTIVE.
LOCAL FOCUS.

AREA 8

ROADS & PARKING LOTS

- 0 = NA - PCI = 1 ; NOT DETERMINED
- 1 = VERY POOR - 55 > = PCI
- 2 = POOR - 70 > PCI > = 55
- 3 = FAIR - 80 > PCI > = 70
- 4 = GOOD - 90 > PCI > = 80
- 5 = EXCELLENT - PCI > = 90
- ROAD SEGMENT BREAKLINE
- - - AREA BOUNDARY

D

Appendix D - Photos

Wascana Centre Authority
2900 Wascana Drive – Wascana Place
April 30, 2012



Wood Siding - Northwest



South Elevation



Ext Wood Door - South



Southeast Elevation



West Elevation



Ext Conc Wall - West

Wascana Centre Authority
2900 Wascana Drive – Wascana Place
April 30, 2012



Wood Fascia Detail - West



Wood Decking - West



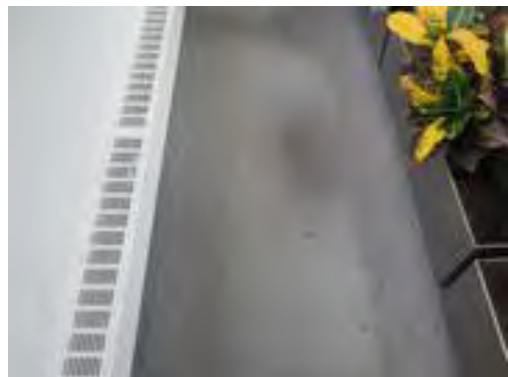
Wood Shingles - North Roof Section



Foundation Insulation - South



ACT Detail - Elec&Janitorial



Carpet Detail - 4th Floor

Wascana Centre Authority
2900 Wascana Drive – Wascana Place
April 30, 2012



Elec Floor Box - Office Area 214



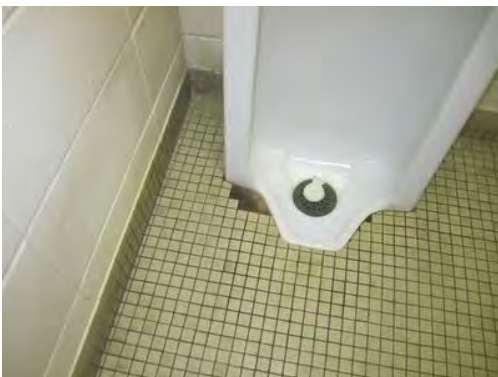
Fire Extinguisher Detail - Office 205



GB Ceiling Detail - Outside Mech & Elec



GB Wall Detail - Outside Mech & Elec



Urinal - Mens WR



VCT Detail - Elec&Janitorial

Wascana Centre Authority
2900 Wascana Drive – Wascana Place
April 30, 2012



Vinyl Stair Finish - 4th Floor



ACT Detail - 4th Floor

Wascana Centre Authority
3000 Wascana Drive - Wascana Marina
April 30, 2012



Wascana Marina-2005 Addition-Overview



Wascana Marina-Overview



Wascana Marina-Restaurant-Overview



Apron Slab-Detail-Exterior

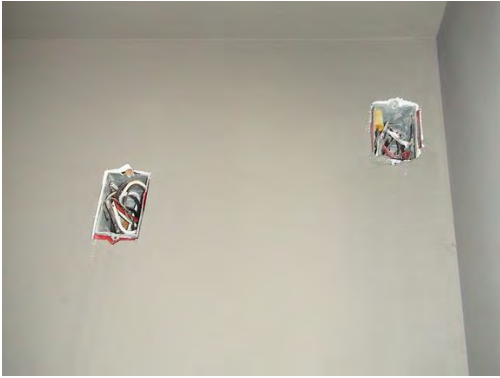


Duct1-Detail-Interior Distribution System



Duct2-Detail-Interior Distribution System

Wascana Centre Authority
3000 Wascana Drive - Wascana Marina
April 30, 2012



Exposed Electrical-Detail-Restaurant Wine Storage



Exposed Electrical2-Detail-Restaurant Wine Storage



SBS Roofing-Detail-Exterior Roof Coverings



Window-Detail-Exterior

Wascana Centre Authority
3201 Broad Street – Central Depot
May 2, 2012



North Elevation



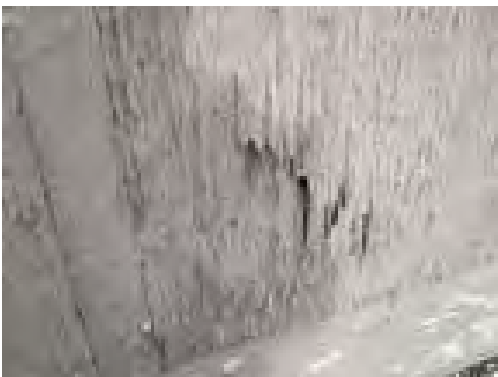
South Elevation



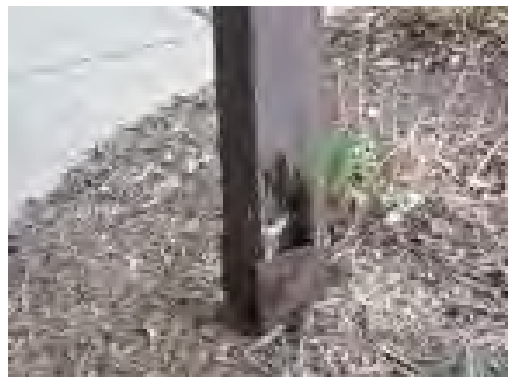
East Elevation



West Elevation



Ext Wood Sliding Door Detail - East



Column Detail - West

Wascana Centre Authority
3201 Broad Street – Central Depot
May 2, 2012



Stone Chimney Detail - West



Wood In-fill Panels - South



EL Exit Sign - Corridor to Garage



Exhaust Fan - Garage



Ext HID Lighting - South (2)



Ext Wood Windows Detail - South

Wascana Centre Authority
3201 Broad Street – Central Depot
May 2, 2012



Flooding - Basement



Carpet Flooring - Store Office



Linoleum - Store Lobby



SS Sink Detail - Garage



SV Flooring - Corridor to Garage



VAT Flooring - Lock Up

Wascana Centre Authority
3201 Broad Street – Central Depot
May 2, 2012



Vinyl Wall Covering - Store Office



Water Fountain Detail - WR



Wood Floor Detail - SR Lounge



Circuit Panel - Mechanical Room

Wascana Centre Authority
3300 Broad Street – Quonset
May 2, 2012



North Elevation



South Elevation



East Elevation



West Elevation



Ext Incandescent Lighting Detail - East



Ext Steel Siding Detail - North

Wascana Centre Authority
3300 Broad Street – Quonset
May 2, 2012



Ext Steel Window - North



Gypsum Board Wall Detail - Washroom



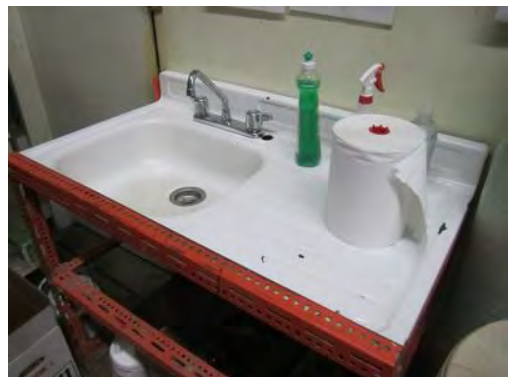
Int Wood Door - Washroom



Rubber Cove Base - Washroom

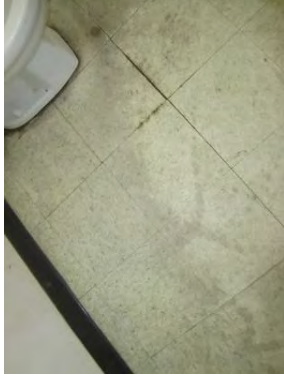


Sink - Washroom



Steel Sink - Lock Up

Wascana Centre Authority
3300 Broad Street – Quonset
May 2, 2012



VCT Flooring Detail - Washroom



Water Softener - Lock Up

Wascana Centre Authority
Area 4 Service Depot
May 1, 2012



North Elevation



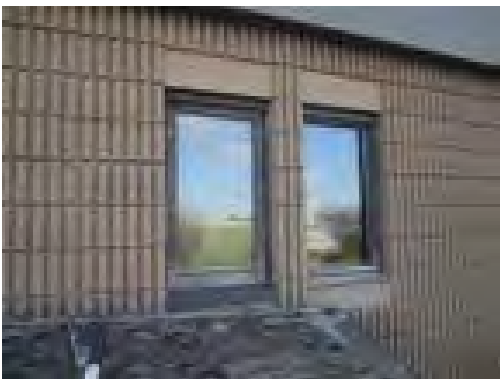
South Elevation



East Elevation



West Elevation



Ext Wood Windows - West



Ext Wood OH Door - East

Wascana Centre Authority
Area 4 Service Depot
May 1, 2012



BUR Roofing



Circuit Panel - Locker Room



Exhaust Fan - Womens WR



Ext Steel Door - East

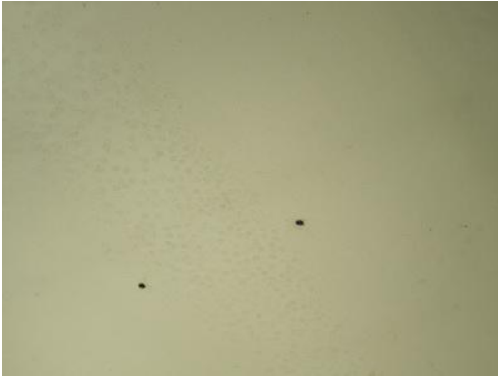


Floor Drain - Shop Area

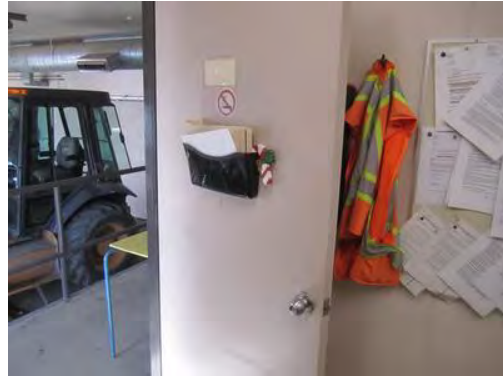


Furnace 001 - Workshop

Wascana Centre Authority
Area 4 Service Depot
May 1, 2012



GB Ceiling Detail - Shop Area



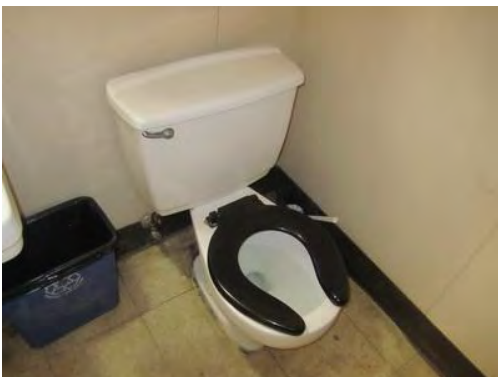
Int Wood Door - Office



Plywood Wall Finish Detail - Shop Area



SM Flashing Detail - East



Toilet - Womens WR



VCT Detail - Office

Wascana Centre Authority
Area 4 Maintenance Shop
May 1, 2012



North Elevation



South Elevation



East Elevation



West Elevation



Ext Aluminum Window - South



Ext OH Steel Door - South

Wascana Centre Authority
Area 4 Maintenance Shop
May 1, 2012



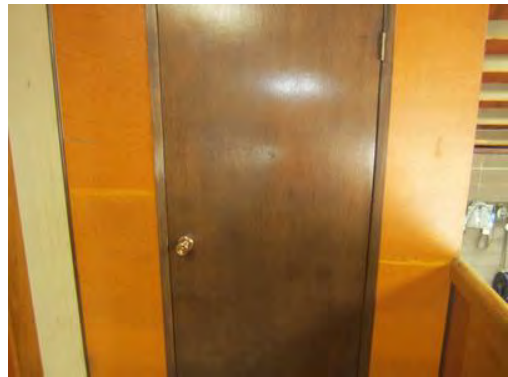
Exterior Steel Door - South



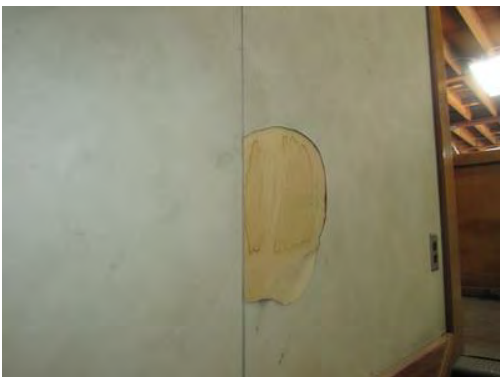
Sheet Metal Fascia - South



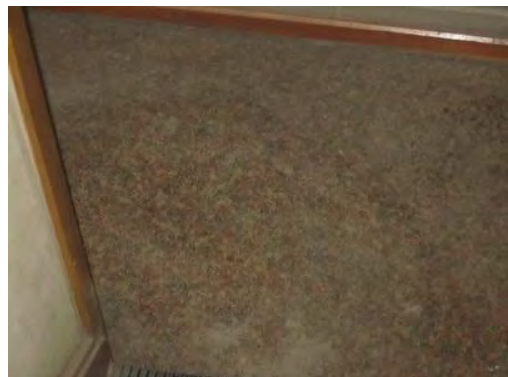
Exhaust Fan - Interior



Int Wood Door - Staff Room



Pre-fab GB Wall Detail - Stairs



Sheet Vinyl Landing - Stairs

Wascana Centre Authority
Area 4 Maintenance Shop
May 1, 2012



Stainless Steel Sink - Staff Room



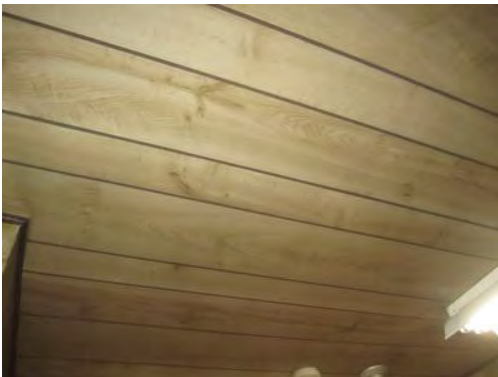
Toilet - Washroom



Vitreous China Sink - Washroom



Cast Iron Shop Sink - Interior

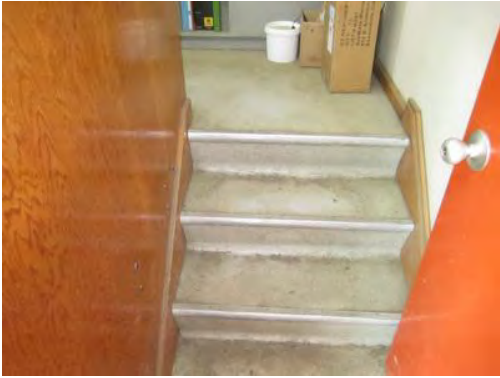


Wood Panel Ceiling - Staff Room



Wood Panel Wall Finish - Staff Room

Wascana Centre Authority
Area 4 Maintenance Shop
May 1, 2012



Wood Stairs - Office



Circuit Panel - Interior

Wascana Centre Authority
2860 Wascana Drive - Goosehill Service Depot
April 30, 2012



Fans Exhaust-Detail-Exterior Distribution



Goose Hill - Door Jamb-Detail-Exterior



Goose Hill - Fuel Storage - Overview



Goose Hill-Garbage Storage-Overview

Wascana Centre Authority
2860 Wascana Drive - Goosehill Service Depot
April 30, 2012



Goose Hill-Interior-Overview



Overhead Exterior Doors-Detail-Envelope



Radiant Heaters-Detail-Interior



Wood Clad Exterior Walls-Detail-Envelope

Wascana Centre Authority
1955 College Ave - Area 2 Service Depot
April 30, 2012



Bituminous Roofing1-Detail-Exterior



Bituminous Roofing2-Detail-Exterior



Chimney Raincap-Detail-Exterior



Circuit Panelboard1-Detail-Interior Electrical



Circuit Panelboard2-Detail-Interior Electrical



Electrical Service-Detail-Interior Distbn

Wascana Centre Authority
1955 College Ave - Area 2 Service Depot
April 30, 2012



Fire Extinguisher-Detail-Interior



Floor Drains-Detail-Interior



Mezzanine-Detail-Interior



Service Depot - Overview



Standard Furnace-Detail-Interior

Wascana Centre Authority
Area 1 Service Depot
May 2, 2012



North Elevation



South Elevation



South Section - Roof



East Elevation



West Elevation



Ext Brick Wall Detail - West

Wascana Centre Authority
Area 1 Service Depot
May 2, 2012



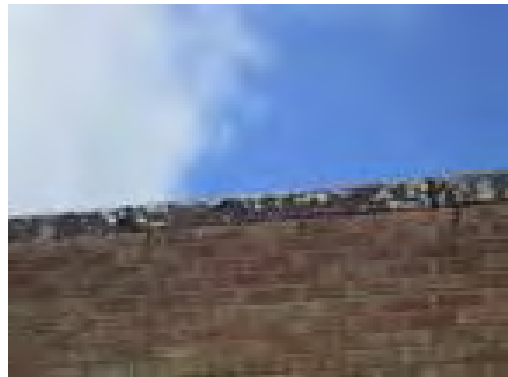
Ext Composite OH Door - West



Ext Steel - West



Modified Bituminous Membrane - Roof



Concrete Cap - East



Ext HID Lighting Detail - East



Ext Wood Stairs - West

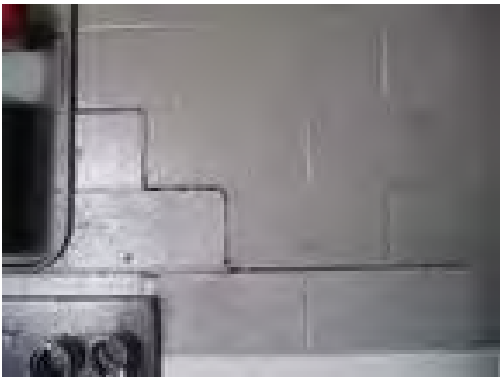
Wascana Centre Authority
Area 1 Service Depot
May 2, 2012



Incandescent Lighting - West



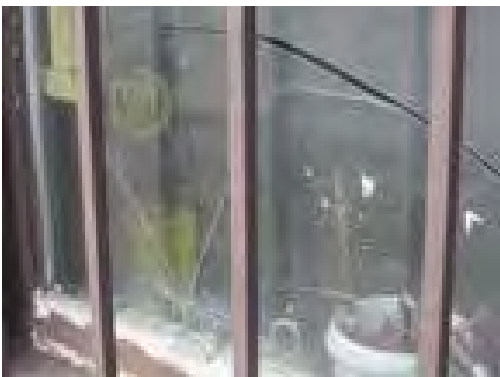
Circuit Panel - Garage



CMU Detail - Shop



Concrete Floor Detail - Internal Shop Area



Ext Wood Window - East



Fixed Ceiling Tile - Staff Lounge Locker Room

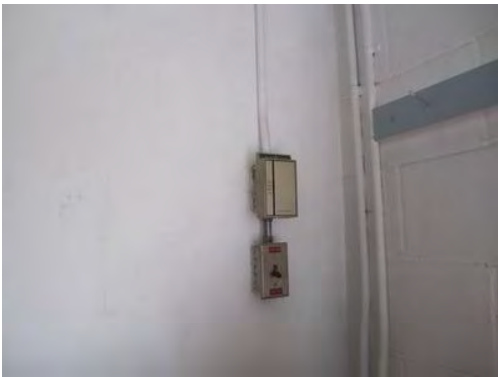
Wascana Centre Authority
Area 1 Service Depot
May 2, 2012



Internal Wood Door - Staff Lounge Locker Room



Linoleum Flooring Detail - Staff Room



Manual Thermostat - Office



Unit Heater (Trane) - Internal Shop Area



VCT Flooring Detail - Staff Lounge Locker Room



Wooden Stairs - Staff Lounge Locker Room

Wascana Centre Authority
Campus Service Depot A
April 30, 2012



South Elevation



East Elevation



Ext Aluminum Window - Exterior



Ext Overhead Door (Plastic) - Exterior



Ext Overhead Door (Wood) - Exterior



Wood Soffits - Exterior

Wascana Centre Authority
Campus Service Depot A
April 30, 2012



Steel Column Detail - Exterior



GB Ceiling - Womens Washroom



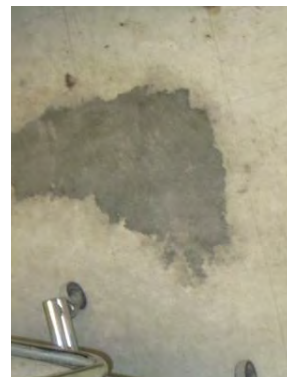
Int CMU Wall - Locker Room



Int CMU Wall Detail - Parts Room 138



Int Incandescent Light



Mastic Flooring Detail - Parts Room 138

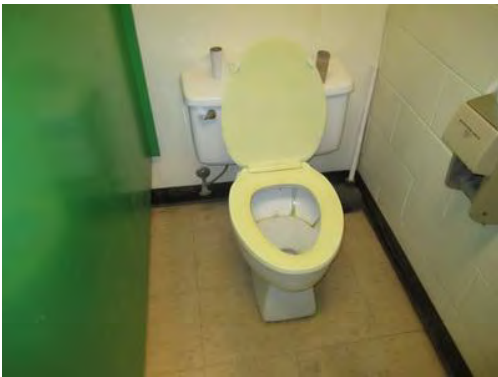
Wascana Centre Authority
Campus Service Depot A
April 30, 2012



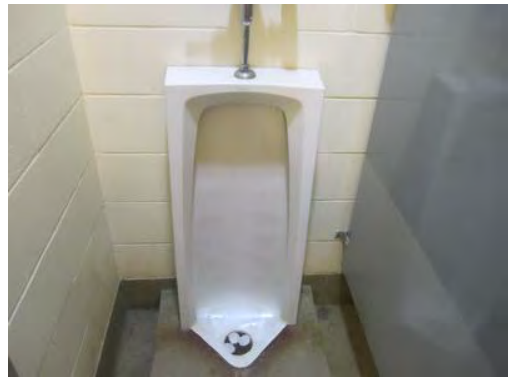
Rubber Cove Base - Staff Room 140



Suspended ACT - Parts Room 138



Toilet - Women's Washroom



Urinal - Men's Washroom



Vitreous China Sinks - Men's Washroom



Stainless Steel Sink - Staff Room 140

Wascana Centre Authority
Campus Service Depot A
April 30, 2012



WR Partition - Men's Washroom



Asbestos Pipe Wrap - Parts Room 138

Wascana Centre Authority
2801 Albert Street - Washroom #1 Legislature
April 30, 2012



Albert Street Washroom-Overview



Brick Wall Joint-Detail-Exterior



Brick Wall-Detail-Exterior



Circuit Panelboards-Detail-Interior



Door-Detail-Exterior



Roof1-Detail-Exterior

Wascana Centre Authority
2801 Albert Street - Washroom #1 Legislature
April 30, 2012



Roof2-Detail-Exterior



Roof Support-Detail-Interior



Structural Slab-Detail-Exterior



Washroom Partition-Detail-Interior



Washroom Sink-Detail-Interior



Washroom Sinks-Detail-Interior

Wascana Centre Authority
3200 Lakeshore Drive - Washroom #2
May 1, 2012



Washroom 2-Overview



Bituminous Roofing-Detail-Exterior



Ceiling Finish-Detail-Interior



Circuit Panelboards-Detail-Interior



Custodial Sink-Detail-Interior



Door-Detail-Exterior

Wascana Centre Authority
3200 Lakeshore Drive - Washroom #2
May 1, 2012



Exhaust Fan-Detail-Interior



Gypsum Wallboard1-Detail-Interior



Gypsum Wallboard2-Detail-Interior



Mens Washroom bar-Detail-Interior



Packaged Lift Stn-Detail-Interior



Roof Skylight-Detail-Exterior

Wascana Centre Authority
3200 Lakeshore Drive - Washroom #2
May 1, 2012



Washroom P-trap-Detail-Interior



Washroom Sink-Detail-Interior



Water Booster System-Detail-Interior

Wascana Centre Authority
Washroom #3
May 1, 2012



Washroom 3-Overview



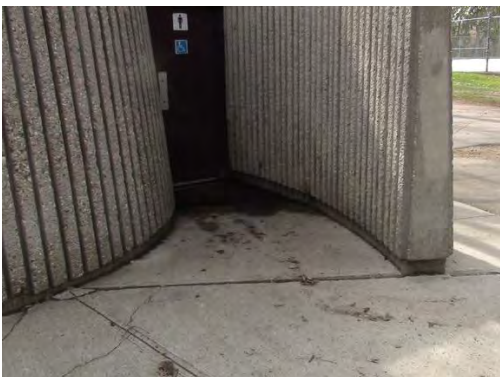
Overall Roof-Detail-Exterior



Bituminous Roofing-Detail-Exterior



Roof-Detail-Exterior



Slab Drainage-Detail-Exterior



Circuit Panelboards-Detail-Interior

Wascana Centre Authority
Washroom #3
May 1, 2012



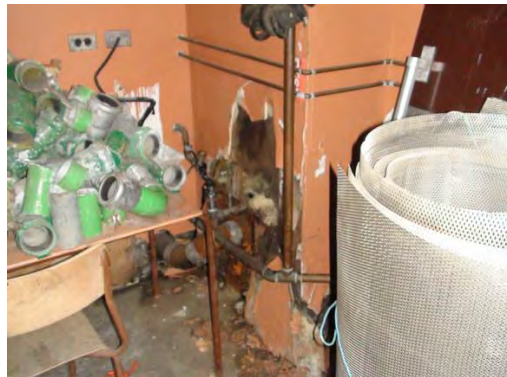
Custodial Sink-Detail-Interior



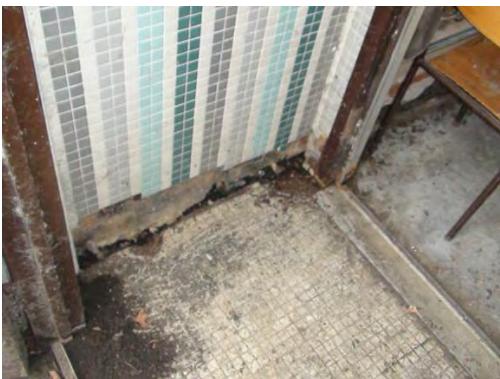
Exhaust Fan-Detail-Interior



Gypsum Wallboard1-Detail-Interior



Gypsum Wallboard2-Detail-interior



Gypsum Wallboard3-Detail-Interior



Washroom Ceiling-Detail-Interior

Wascana Centre Authority
Washroom #3
May 1, 2012



Washroom P-trap-Detail-Interior



Washroom Wall Finish-Detail-Interior

Wascana Centre Authority
Washroom #4
April 30, 2012



Washroom 4-Overview



Drinking Fountain-Detail-Exterior



Bituminous Roofing-Detail-Exterior



Washroom Wall-Detail-Exterior



Branch Wiring-Detail-Interior



Custodial Sink-Detail-Interior

Wascana Centre Authority
Washroom #4
April 30, 2012



Lift Station-Overview



Vanity-Detail-Interior



Washroom Ceiling-Detail-Interior

Wascana Centre Authority
Washroom #6
May 1, 2012



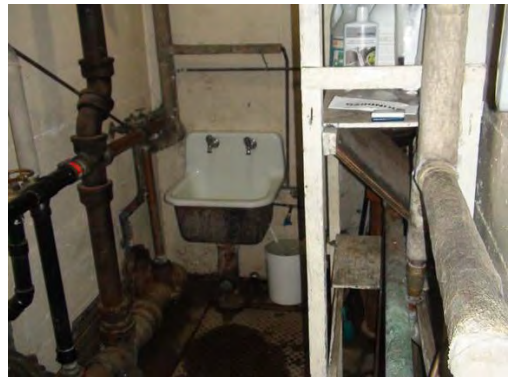
Washroom 6-Overview2



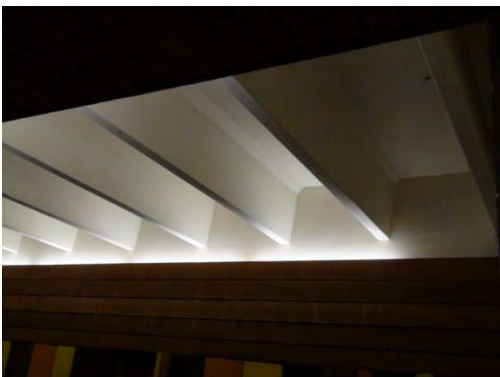
Washroom 6-Overview



Overall Wall Panelling-Detail-Exterior



Custodial Sink-Detail-Interior



Roof Panels-Detail-Interior



General Lighting-Detail-Exterior

Wascana Centre Authority
Washroom #6
May 1, 2012



Wall Panel spalling-Detail-Exterior



Membrane Ground Roof-Detail-Exterior



Wall Panel cracking-Detail-Exterior

Wascana Centre Authority
2881 Wascana Drive - Washroom #7 Candy Cane Park
April 30, 2012



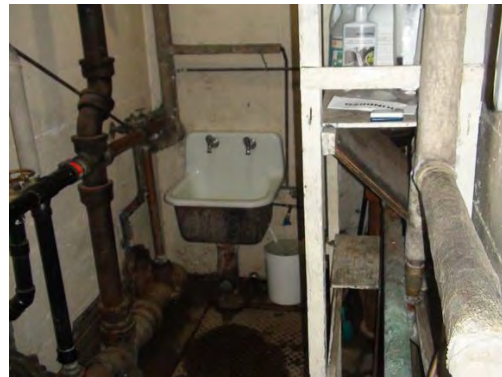
Branch Wiring-Detail-Interior



Circuit Panelboards-Detail-Interior



Concrete Wall Panel SW-Detail-Exterior



Custodial Sink-Detail-Interior



Drinking Fountain-Detail-Exterior



Exhaust Fan-Detail-Interior

Wascana Centre Authority
2881 Wascana Drive - Washroom #7 Candy Cane Park
April 30, 2012



Incandescent Fixture-Detail-Interior



Tile Floor-Detail-Interior



Urinal Steel Fixture-Detail-Interior



Washroom 7 - Overview



Washroom Sink-Detail-Interior

Wascana Centre Authority
Douglas Park Washroom
May 1, 2012



Douglas Park-Overview



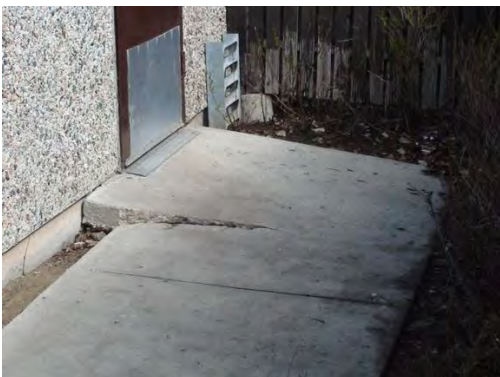
Bituminous Roofing-Detail-Exterior



Chimney-Detail-Exterior



Wall Exposed Aggregate-Detail-Exterior



Sidewalk-Detail-Exterior



Circuit Panelboards-Detail-Interior

Wascana Centre Authority
Douglas Park Washroom
May 1, 2012



Circuit Subpanelboard-Detail-Interior



Electrical-Detail-Interior



Gypsum Ceiling-Detail-Interior



Incandescent Fixture-Detail-Interior



Roof Construction-Detail-Interior



Standard Slab Grade corner-Detail-Interior

Wascana Centre Authority
Douglas Park Washroom
May 1, 2012



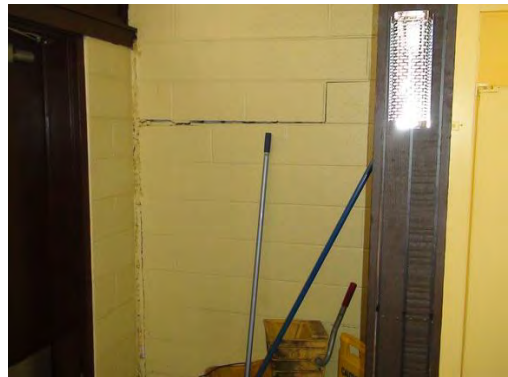
Standard Slab Grade-Detail-Interior



Stress crack-Detail-Interior



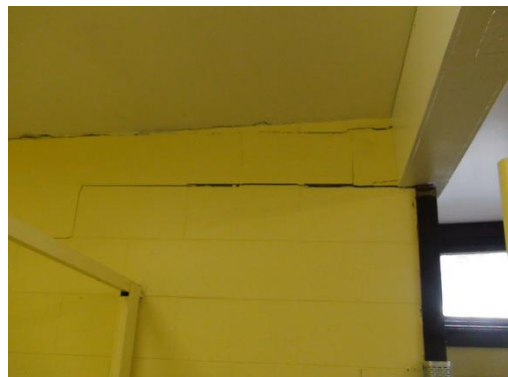
Structural Support-Detail-Interior Mens



Structure Support Roof1-Detail-Interior



Structure Support Roof2-Detail-Interior



Structure Support Roof3-Detail-Interior

Wascana Centre Authority
Douglas Park Washroom
May 1, 2012



Structure Support Roof telepost-Detail-Interior



Window-Detail-Interior



Windows-Detail-Interior

Wascana Centre Authority
19th Ave & Smith St – Bandshell
April 30, 2012



Bandshell-Overview



Deck Floor-Detail-Exterior



Overall Deck Floor-Detail-Exterior



Stairs&Handrails-Detail-Exterior



Wiring Outlets-Detail-Exterior

Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



North Elevation



South Elevation



East Elevation



West Elevation



Ext Insulation - West



Acrylic Roof Detail - East

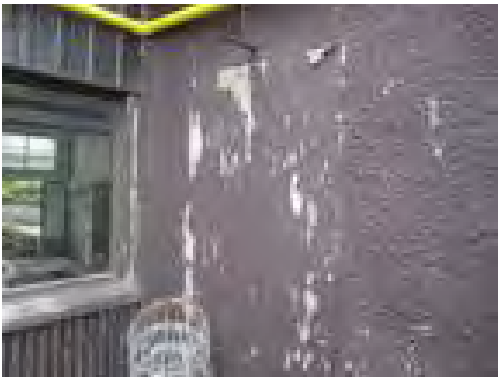
Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



Asphalt Shingles - Roof



Ext Wood Soffit - North



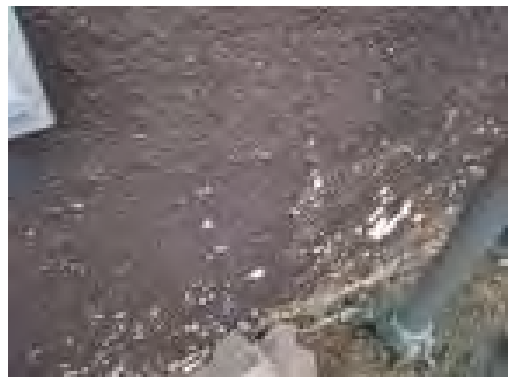
Ext Plywood Wall Finish Detail - North



Ext Glazing Detail - East



Ext Wood Window - South (2)



Ext Stucco Wall Detail - North

Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



Branch Wiring Detail - Basement



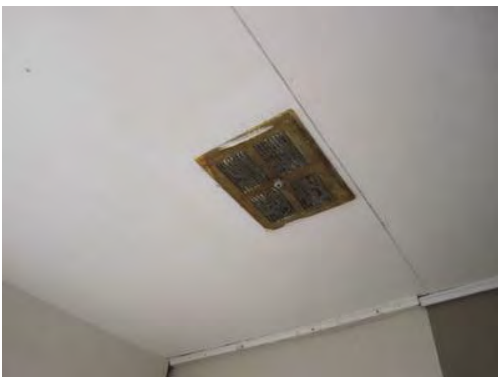
Concrete Floor Detail - Garage



Concrete Wall Detail - Boiler Rm



Electric Unit Heater - Pesticide Store



Exhaust Fan - Staff Washroom



Ext CMU Detail - North

Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



Ext Roof Insulation Detail - South



Ext Wood Poly Glass Doors - East



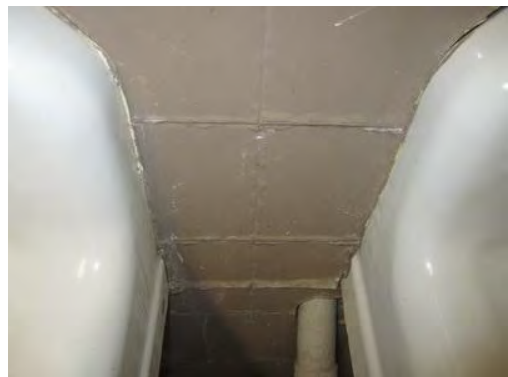
Gypsum Board Ceiling Detail - Boiler Rm



Int Concrete Wall Detail - Old Boiler Room



Int Insulation Detail - Pesticide Store



Int Vinyl Wood Finish Detail - Staff Washroom

Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



Int Wood Door - Basement



Int Wood Door - Greenhouse Corridor



Int Wood Wall Detail



Secondary Distribution - Basement



SM Roof Detail - North



Sump Pump - Basement

Wascana Centre Authority
217E Assiniboine Ave Greenhouse Complex including the Header House
May 1, 2012



Unit Heater - Garage



Urinal - Staff Washroom



Vitreous China Sink - Women's Washroom



Wood Ceiling Detail - Pesticide Store

Wascana Centre Authority
Overwintering Structure
May 1, 2012



South Elevation



Ext Steel Door - South



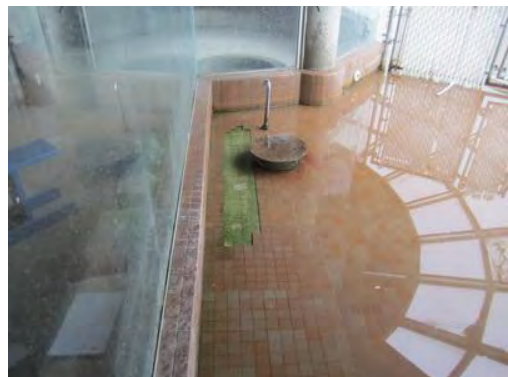
Ext Roof Glazing - South



Electrical Unit Heater



Ext Sheet Metal Flashing Detail - South



Int Bird Area

Wascana Centre Authority
Overwintering Structure
May 1, 2012



Int HID Lighting



Int Steel Door



Int Windows



Manual Thermostat



Telephone Equipment



Unit Heater

Wascana Centre Authority
Overwintering Structure
May 1, 2012



Water Pump



Circuit Panel

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4, 2012



PCI 41 - Road



PCI 43 - Parking Lot

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4, 2012



PCI 54 - Parking Lot



PCI 56 - Road

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4, 2012



PCI 63 - Parking Lot



PCI 65 - Road

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4, 2012



PCI 66 - Road



PCI 67 - Parking Lot

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4, 2012



PCI 74 - Parking Lot



PCI 75 - Road

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4 & 6, 2012



PCI 76 - Road



PCI 79 - Road

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4 & 6, 2012



PCI 82 - Road



PCI 88 - Parking Lot

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4 & 6, 2012



PCI 94 - Road



PCI 98 - Road

Wascana Centre Authority
Roads & Parking Lots Condition Ranges
June 4 & 6, 2012



PCI 100 - Road

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6, 2012



Condition 1 - Path



Condition 2 - Path

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6 & 7, 2012



Condition 2 - Path



Condition 2 - Sidewalk

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6 & 7, 2012



Condition 3 - Sidewalk



Condition 3 - Sidewalk

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6, 2012



Condition 4 - Path



Condition 4 - Sidewalk

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6, 2012



Condition 5 - Path



Condition 5 - Path

Wascana Centre Authority
Paths & Sidewalks Condition Ranges
June 6, 2012



Condition 5 - Sidewalk

Wascana Centre Authority
North Shore Retaining Wall
June 8, 2012



Concretewalljoint-Detail-Exterior

Wascana Centre Authority
East Shore Retaining Wall by Willow Island
June 8, 2012



Retainingwall1-Detail-Exterior



Retainingwall2-Detail-Exterior

Wascana Centre Authority
Pine Island Main Shoreline
June 8, 2012



Backwall1-Detail-Exterior



Backwall2-Detail-Exterior



Gabions1-Detail-Exterior



Gabions2-Detail-Exterior



Trexdecking-Detail-Exterior



Wingwall-Detail-Exterior

Wascana Centre Authority
Trafalgar Pedestrian Bridge Shoreline
June 8, 2012



Gabion-Detail-Exterior

Associated Engineering

Wascana Centre Authority
Pine Island Pedestrian Bridge
June 8, 2012



ApproachRoad1-Detail-Exterior



ApproachRoad2-Detail-Exterior



GroutedRiprap-Detail-Exterior



LoosePlankandTransition-Detail_Exterior

Wascana Centre Authority
Pine Island Pedestrian Bridge
June 8, 2012



RailFastener-Detail-Exterior

Wascana Centre Authority
Trafalgar Pedestrian Bridge
June 8, 2012



Abutment1Bearing-Detail-Exterior



Abutment2Bearing_Detail-Exterior2

Wascana Centre Authority
Trafalgar Pedestrian Bridge
June 8, 2012



Abutment2Bearing-Detail-Exterior

Wascana Centre Authority
Willow Island Pump House
June 6, 2012



Floor-Detail-Interior



Instrumentation Ports-Detail-Interior



Pump 1-Detail-Interior



Pump 2-Detail-Interior

Wascana Centre Authority
Legislative Pump House
June 7, 2012



Pressure Relief Valve-Detail-Interior

Associated Engineering

Wascana Centre Authority
Douglas Park Pump House
June 6, 2012



Door-Detail-Exterior



Pump 1 Seal-Detail-Interior

Associated Engineering

Wascana Centre Authority
Douglas Park Pump House
June 6, 2012



Stair-Detail-Exterior

Wascana Centre Authority
Nursery Pump House
June 8, 2012



Hoistbeam-Detail-Interior

Associated Engineering

Wascana Centre Authority
North Lake Fountain System
June 6, 2012



Aeration Equipment-Detail-Interior



Pressure Gauge-Detail-Interior

Associated Engineering

Wascana Centre Authority
North Lake Fountain System
June 6, 2012



Rotatmeters-Detail-Interior

Wascana Centre Authority
Trafalgar Fountain System
June 6, 2012



Aeration Equipment-Detail-Interior



Pressure Gauge-Detail-Interior

Associated Engineering

Wascana Centre Authority
Trafalgar Fountain System
June 6, 2012



Rotameters-Detail-Interior

Wascana Centre Authority
Pine Island Waterfall System
June 6, 2012



Aeration Equipment-Detail-Interior



Air compressor & Air Receiver-Detail-Interior

Associated Engineering

Wascana Centre Authority
Pine Island Waterfall System
June 6, 2012



Waterfall Pump-Detail-Interior

Wascana Centre Authority
Willow Island Dock System
June 8, 2012



Dockposts1-Detail-Exterior



Dockposts2-Detail-Exterior

Wascana Centre Authority
Douglas Park Overlook
June 8, 2012



Approachsurface-Detail-Exterior

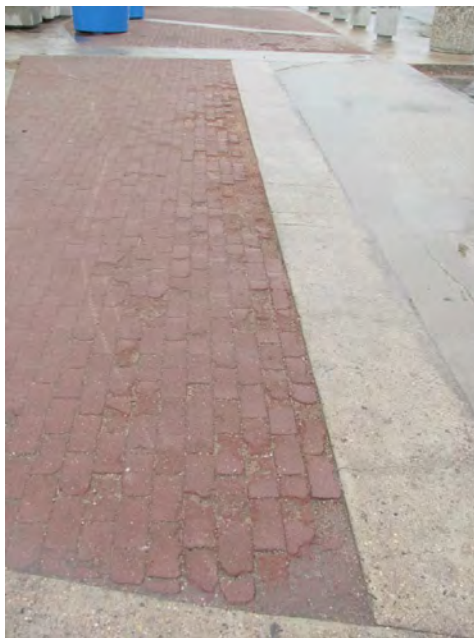


Overlooksurface-Detail-Exterior

Wascana Centre Authority
Legislative Building Overlook
June 8, 2012



Bricksurface1-Detail-Exterior



Bricksurface2-Detail-Exterior

Associated Engineering

Wascana Centre Authority
Albert Street Pedestrian Bridge Overlook
June 8, 2012



Overlookpicture-Detail-Exterior

Associated Engineering

Wascana Centre Authority
Willow Island Overlook
June 8, 2012



Approachslab1-Detail-Exterior



Approachslab2-Detail-Exterior

Associated Engineering

Wascana Centre Authority
Willow Island Overlook
June 8, 2012



DeckSurface-Detail-Exterior

Wascana Centre Authority
Trafalgar Overlook
June 8, 2012



Bugholes-Detail-Exterior



Bugholes2-Detail-Exterior

Associated Engineering

Wascana Centre Authority
Candy Cane Park Overlook
June 8, 2012



Bearingplate-Detail-Exterior



FoundationWall-Detail-Exterior



Paint-Detail-Exterior



Paint2-Detail-Exterior